



PRICE NOFO

Webinar 5: Environmental Review Considerations

April 10, 2024

Welcome and Agenda

- Agenda
 - Welcome and Housekeeping
 - HUD Environmental Review
 - Environmental Review Considerations for PRICE
 - Environmental Review Resources
 - Q&A
- Housekeeping
 - Everyone is muted during the presentation.
 - Use the chat feature for all questions to the presenters during the presentation.
 - Please be sure to send chat to "all presenters"
 - A recording of this webinar will be posted to the [PRICE page](#) on HUD.gov



PRICE NOFO Landing Page

https://www.hud.gov/program_offices/comm_planning/price



The screenshot shows the landing page for the PRICE NOFO. The header includes the U.S. Department of Housing and Urban Development logo, navigation links for 'About Us' and 'What We Do', a search bar, and a link to 'Español'. The breadcrumb trail reads 'Home / Program Offices / Community Planning and Development / PRICE'. The main heading is 'PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT (PRICE)'. Below this is the PRICE logo, which features the word 'PRICE' in large orange letters, followed by an illustration of a row of houses and a tree. The full name 'Preservation & Reinvestment Initiative for Community Enhancement' is written below the logo. To the right of the main content is a list of links: Overview, Quick Summaries, Notice Of Funding Opportunity, Who is Eligible to Apply, PRICE NOFO Webinars, Application Package Materials, and General FAQs. The 'Overview' section begins with the text: 'HUD is issuing a Notice of Funding Opportunity (NOFO) which appropriates \$225 million in competitive grant funding for the preservation and revitalization of manufactured housing and eligible manufactured housing communities. Congress has directed HUD to undertake a competition using the Community Development Block Grant (CDBG) statutory and regulatory framework for this first-of-its-kind initiative. The Preservation and Reinvestment Initiative for Community Enhancement supports communities in their efforts to maintain, protect, and stabilize manufactured housing and manufactured housing communities (MHCs).'

U.S. Department of Housing and Urban Development

About Us What We Do Search

Home / Program Offices / Community Planning and Development / PRICE

PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT (PRICE)



Preservation & Reinvestment Initiative for Community Enhancement

- Overview
- Quick Summaries
- Notice Of Funding Opportunity
- Who is Eligible to Apply
- PRICE NOFO Webinars
- Application Package Materials
- General FAQs

Overview:

HUD is issuing a Notice of Funding Opportunity (NOFO) which appropriates **\$225 million** in competitive grant funding for the preservation and revitalization of manufactured housing and eligible manufactured housing communities. Congress has directed HUD to undertake a competition using the Community Development Block Grant (CDBG) statutory and regulatory framework for this first-of-its-kind initiative. The Preservation and Reinvestment Initiative for Community Enhancement supports communities in their efforts to maintain, protect, and stabilize manufactured housing and manufactured housing communities (MHCs).

Application Package and Grants.gov

- All materials, instructions and the Application Package are available through Grants.gov
- Resources
 - Applicant Landing Page: <https://www.grants.gov/applicants/>
 - Applicant FAQs: <https://www.grants.gov/applicants/applicant-faqs>
 - Encountering Error Messages: <https://www.grants.gov/applicants/encountering-error-messages>
 - Customer Support: <https://www.grants.gov/web/grants/support.html>
 - Email: support@grants.gov
 - Phone: 800-518-4726



PRICE NOFO Webinar Series

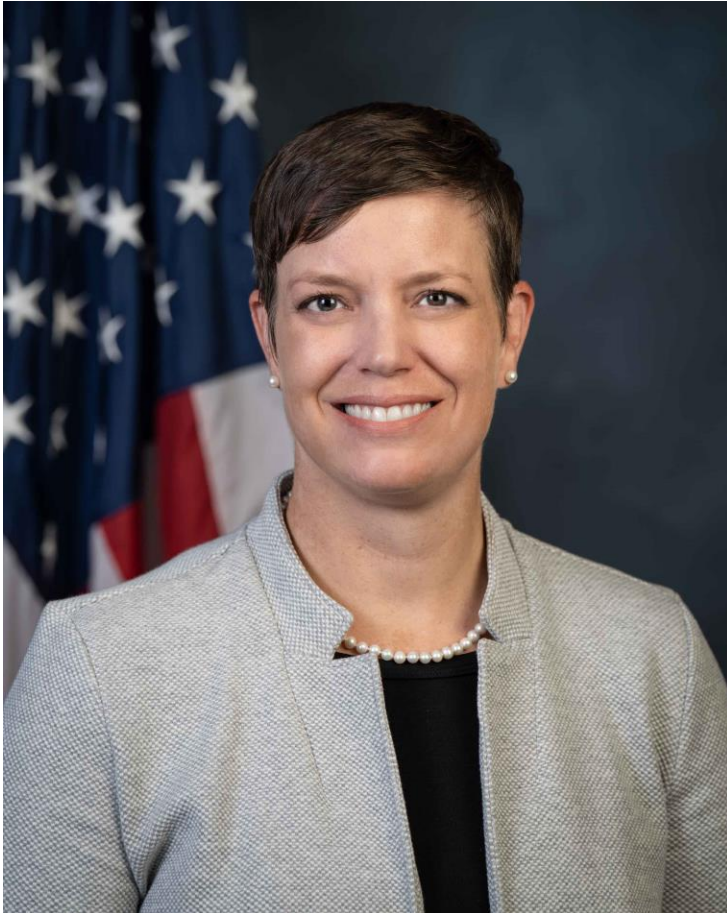
Each webinar is from 3pm-4pm Eastern

Webinar Title	Date
PRICE NOFO Walk-thru	March 6, 2024
CDBG 101 and PRICE NOFO Appendices and Regulations Webinar	March 13, 2024
PRICE NOFO and Tribal Applicants	March 20, 2024
PRICE Application Must-haves and FAQs	March 27, 2024
PRICE NOFO Civil Rights and Fair Housing	April 18, 2024
PRICE NOFO Eligibility, Public Participation, and Partnerships	April 24, 2024
PRICE NOFO Uniform Relocation Act Requirements and FAQs	May 1, 2024

https://www.hud.gov/program_offices/comm_planning/price#nofo_webinars

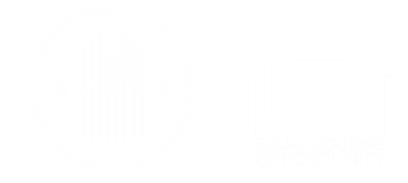


Opening Remarks



Kristin Fontenot
Director
Office of Environment and Energy





Environmental Review Considerations for PRICE

Office of Environment and Energy
U.S Department of Housing and Urban Development

Presenters

- Omri Gross – Program Environmental Clearance Officer (CPD)
- Glenn Schroeder – Program Analyst (Contamination)
- Dan Herrera – Program Analyst (Floodplains, Wetlands)



Agenda

- I. HUD Environmental Review (ER)
 - Background
 - Process
 - HEROS
- II. ER Considerations for PRICE
 - General
 - Contamination
 - Floodplain
 - Resilience
 - Environmental Justice
- III. ER Resources on HUD Exchange





HUD Environmental Review (ER)

What Is Environmental Review?

- Component of project planning
- Evaluate the project's impacts to the environment
- Evaluate the environment's impacts to the project
- Process for complying with environmental laws, regulations, and other authorities
- Required for all HUD-assisted projects



Benefits of Environmental Review

- Avoid or mitigate harm to environment
- Avoid or mitigate harm to project/people
- Protect public investment
- Serve as model stewards
- Create higher quality projects



Consequences of Non-Compliance



- Project delays or cancellation
- Additional or unexpected costs
- Monitoring findings and additional oversight
- Negative publicity
- Financial sanctions
- Civil and criminal penalties



HUD's Environmental Regulations

- 24 CFR Part 50 – HUD Review
- 24 CFR Part 58 – State or Local Government Review
- 24 CFR Part 55 – Floodplains and Wetlands
- 24 CFR Part 51 – HUD Standards
 - Noise, Explosives and Flammable Hazards, and Runway Clear Zones



Environmental Review Process



Project Description

- Inaccurate or incomplete project description could result in:
 - Incorrect level of NEPA review and
 - Noncompliance with law/authorities
 - Monitoring and OIG findings
- Project descriptions are the basis for:
 - Determining the level of environmental review
 - Informing the public about the federal action



Project Aggregation [§58.32]

- Evaluate as a single project all individual activities that are related either on a geographical or functional basis or are logical parts of a composite of contemplated actions
- Must include both HUD and non-HUD funded activities



Acquisition



Demolition



Construction

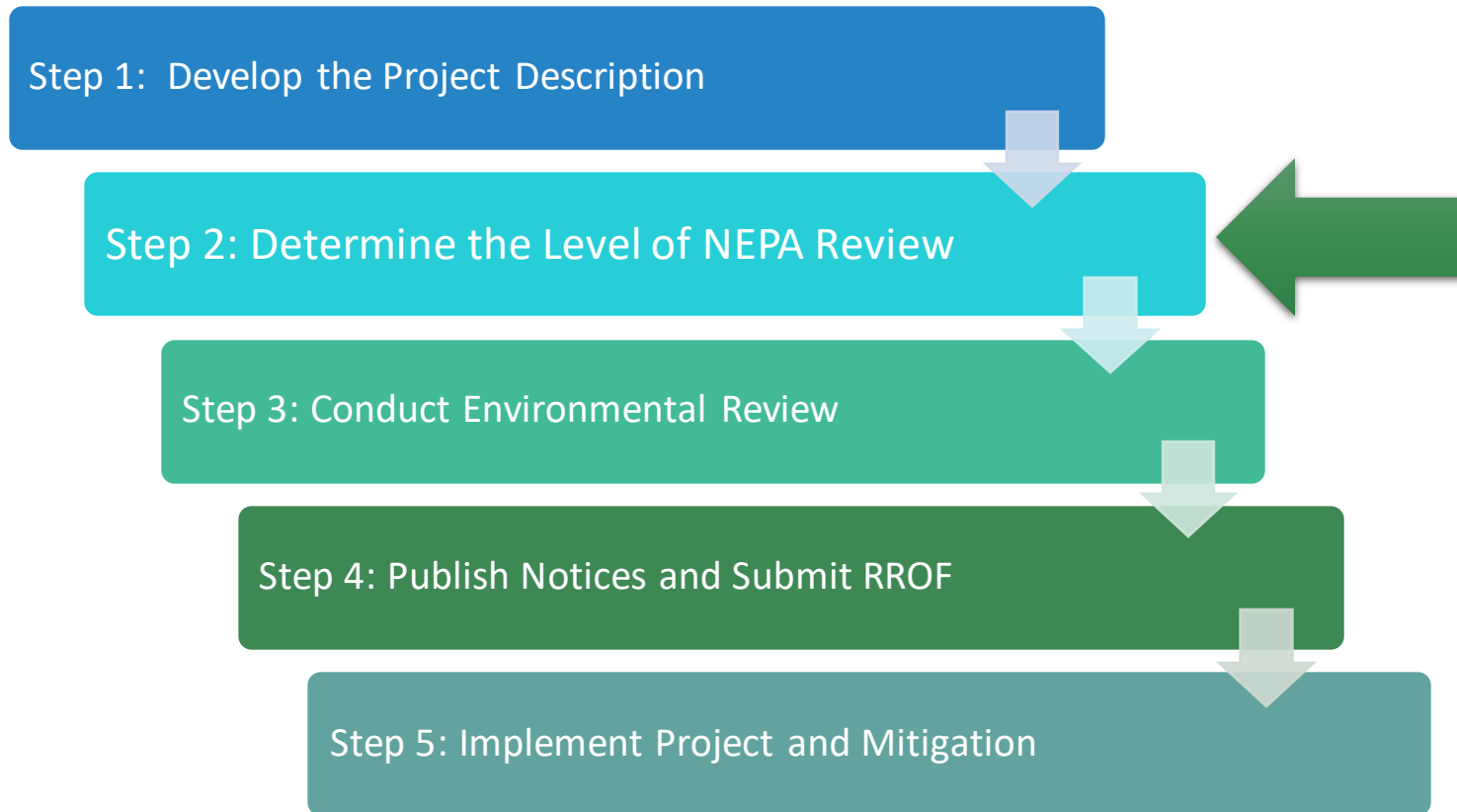


Limitations on Activities Pending Clearance [§58.22]

- Prior to environmental approval, the recipient may not...
 - Commit HUD funds,
 - Commit non-HUD funds
 - Undertake activities
- Violation could result in...
 - Environmental remediation
 - Financial sanctions
 - Disqualification for future funding



Environmental Review Process

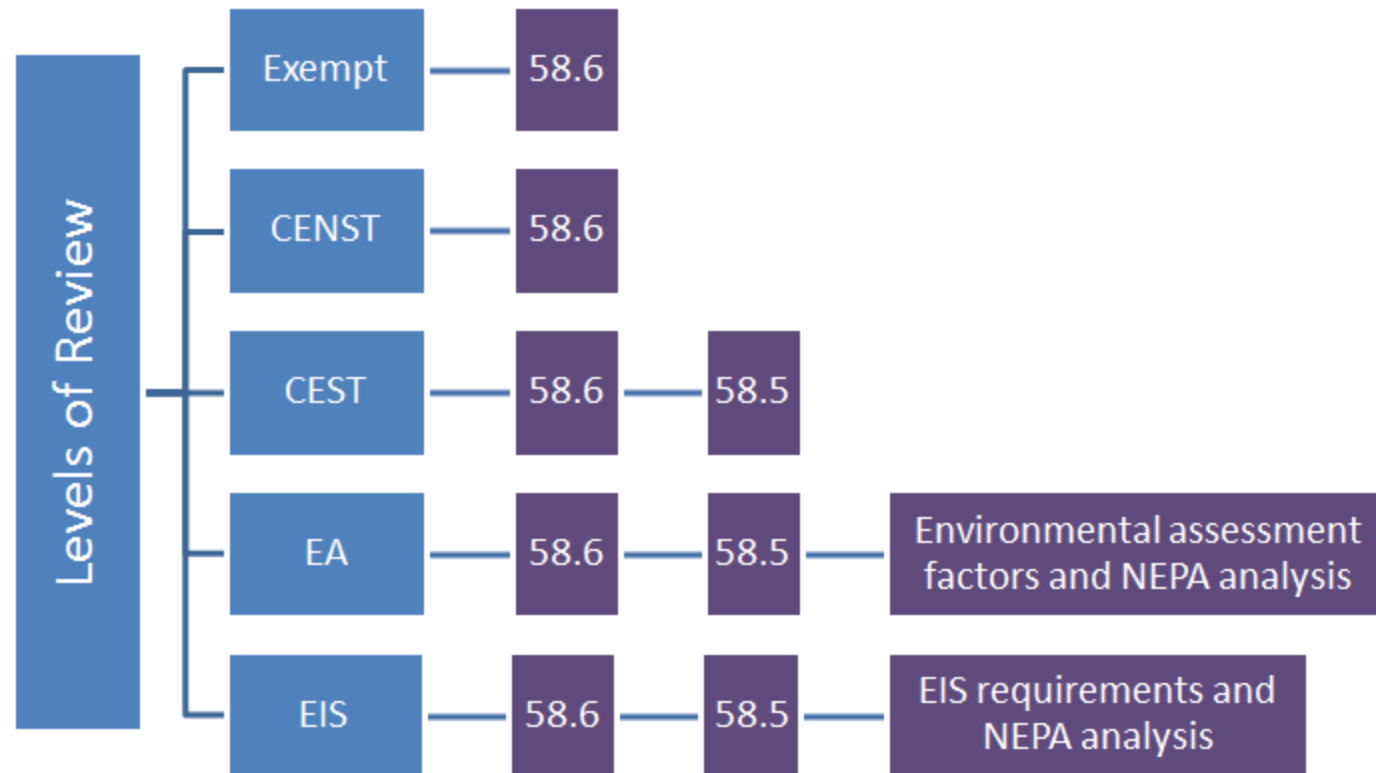


Determining the Level of NEPA Review (continued)

- Based on the project description
- Five levels of NEPA review each with different requirements...
 - Exempt per §58.34
 - Categorical Exclusion Not Subject to §58.5 (CENST) per §58.35(b)
 - Categorical Exclusion Subject to §58.5 (CEST) per §58.35(a)
 - Environmental Assessment (EA) per §58.36
 - Environmental Impact Statement (EIS) per §58.37
- All levels require compliance with §58.6!



Levels of NEPA Review



Environmental Review Process (continued)

Step 1: Develop the Project Description

Step 2: Determine the Level of NEPA Review

Step 3: Conduct Environmental Review

Step 4: Publish Notices and Submit RROF

Step 5: Implement Project and Mitigation



Related Federal Laws and Authorities [§58.5]



COASTAL ZONE
MANAGEMENT



EXPLOSIVES AND
HAZARDS



ENDANGERED
SPECIES



WILD AND
SCENIC RIVERS



HISTORIC
PRESERVATION



FARMLANDS



CLEAN AIR ACT



FLOODPLAINS



SOLE SOURCE
AQUIFERS



WETLANDS



CONTAMINATION



NOISE



Other Requirements [§58.6]



COASTAL BARRIER
RESOURCES SYSTEM



AIRPORT ZONES



FLOOD INSURANCE



Environmental Review Process (continued)



Request for Release of Funds (RROF) Process

Certify Environmental Review

Public Notice

Public Comment Period

Submit RROF to HUD

Objection Period

Approve or Disapprove RROF



Environmental Review Process (continued)





HUD Environmental Review Online System (HEROS)

HEROS Resources

- Training materials on the HUD Exchange include:
 - User Guide
 - How-To Videos
 - FAQs
 - HEROS Worksheets
 - HUD Exchange “Ask A Question”
- Materials are available at: <https://www.hudexchange.info/environmental-review/heros>
- [HEROS Access Form](#)





Environmental Review Considerations for PRICE

General ER Considerations for PRICE

- Part 58 vs. Part 50
 - Recipients that are units of general local government conduct the ER under Part 58
 - Recipients that are not units of general local governments (i.e., nonprofits) must request that HUD prepare the ER for their project under Part 50.
- Manufactured Housing (MHU/MHCs) are considered “housing” for environmental review purposes.
 - Not considered “multifamily housing”
- PRICE funds can be used to pay for cost of preparing the ER, including cost of testing and mitigation.
- Lead Safe Housing Rule (24 CFR Part 35) applies to all pre-1978 homes including manufactured homes.
- MHCs more likely to be Environmental Justice (EJ) communities.
- Relocation assistance is an eligible activity under PRICE.





Contamination Considerations for PRICE

PRICE and HUD's Contamination Regulations

- HUD's ER regulations also contain a contamination provision requiring sites proposed for use in HUD programs be free of contamination that could affect the health and safety of occupants or conflict with the intended use of the project.
 - This requires that a “contamination analysis” be done to evaluate the potential or known presence of contaminants and;
 - Remediation or mitigation (cleanup) if a grantee wishes to use HUD grant funds for a site that is contaminated.
 - Site Contamination – HUD Exchange
- Site contamination due to legacy pollution is often be a big concern for MHCs
 - Historically, low-income and manufactured housing was often situated in less desirable areas, including industrial locations where industrial activity and dumping caused significant contamination
 - MHUs themselves may also be sources of contamination, such as asbestos and lead-based paint



PRICE and HUD's Contamination Regulations

- *This does ***not*** mean that if your MHC or land your MHU sits on is contaminated you can't use PRICE funding there; it also does *not* mean that if you cannot afford to clean up the site you can't use PRICE funding.
- Remediation of contamination at a site is an eligible expense under PRICE, so this could be paid for through a grant for other unrelated work, or even as the focus of a PRICE grant.
- Additionally, if residents need to be temporarily relocated so remediation can be performed, PRICE funds can be used for this as well, further limiting out-of-pocket expenses.





Floodplain Considerations for PRICE

Floodplain Management and PRICE

- Executive Order 11988 - Floodplain Management requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.
- HUD's regulations in 24 CFR Part 55 outline HUD's procedures for complying with EO 11988.
- Part 55 applies to all HUD actions that could be harmed or cause harm if located in a floodplain including but not limited to proposed acquisition, construction, demolition, improvement, disposition, and financing actions under any HUD program.



[Floodplain Management page on HUD Exchange](#)



General Floodplain Considerations for PRICE

- PRICE grantees are subject to the considerations and requirements of Part 55
 - Part 3285 Manufactured Home Construction and Safety Standards still apply
- MHU/MHCs are considered “housing” for floodplain review purposes and subject to the same elevation standards.
 - Not considered “multifamily housing”
- PRICE funds can be used to pay for cost of environmental mitigation including elevation.
- HUD funding may not be spent in the floodway or coastal high hazard area (VE zones).
- Development in wetlands may require expensive additional surveys and other mitigation costs.
 - Alternative methodologies to serve identical project objectives may include incorporating ecosystem processes and nature-based solutions to avoid floodplains and wetlands
- Working with regional and field environmental officers is paramount to successful part 55 compliance.



Floodplain Management Compliance & Documentation

1. **Determine whether any of the exceptions at 55.12(c) apply.**
2. **Determine whether the project site contains a floodplain.**
3. **Determine if the 8-Step Process is required.**
4. **Complete the 8-Step Process and identify mitigation requirements.**

The environmental review record should contain **one** of the following:

- Documentation supporting the determination that an exception at 55.12(c) applies.
- A FEMA map showing the project is not located in a Special Flood Hazard Area.
- A FEMA map showing the project is located in a Special Flood Hazard Area and an applicable citation to 55.12(b) demonstrating that the 8-Step Process is not required.
- A FEMA map showing the project is located in a Special Flood Hazard Area, documentation that the 5-Step Process was completed, and the applicable citation to 55.12(a).
- A FEMA map showing the project is located in a Special Flood Hazard Area along with documentation of the 8-Step Process and required notices.





Resilience Considerations for PRICE

HUD's Strategic Plan FY 2022-2026

Strategic Goal 4: Advance Sustainable Communities

Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.

Strategic Goal 4A: Guide Investment in Climate Resilience

Invest in climate resilience, energy efficiency, and renewable energy across HUD programs.



PRICE and Resilience

Increase resilience to extreme weather, natural hazards, and disaster events, support energy efficiency, and protect the health and safety of manufactured housing residents.

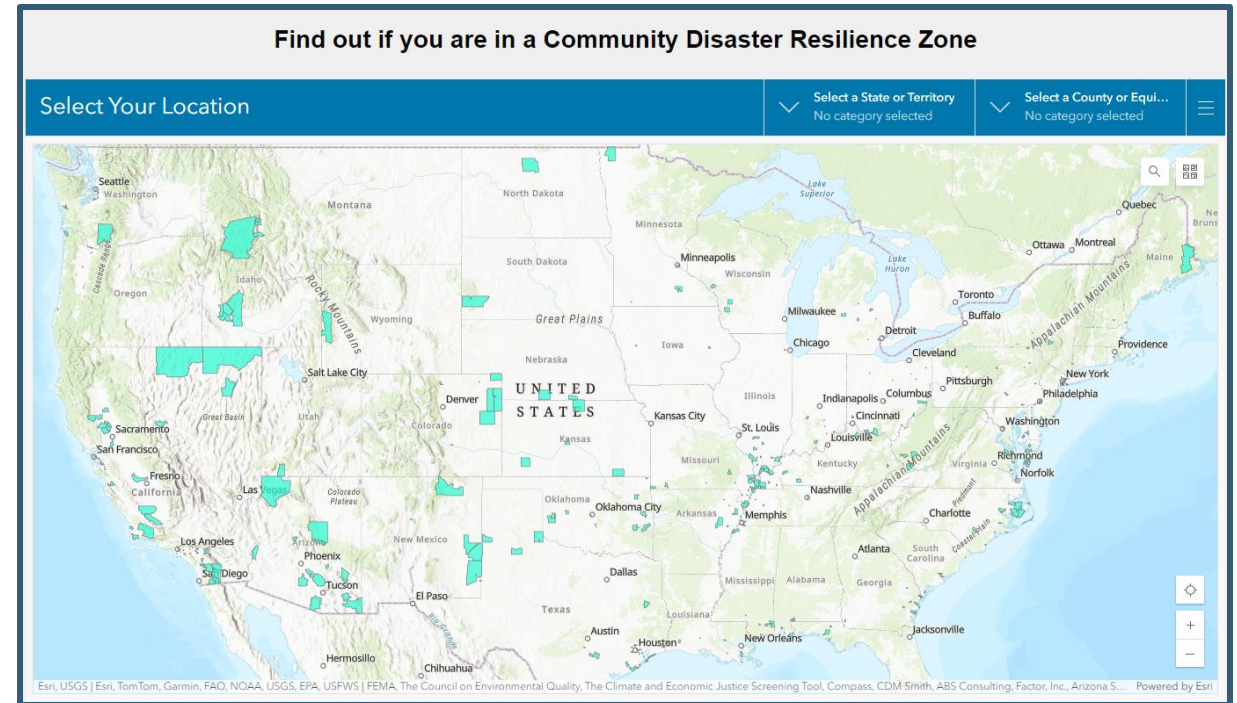
Utilize strategies to reduce the impacts of environmental hazards and extreme weather; and

Increase community resilience, especially when reconstruction, relocation, or mitigation are involved.



Identifying Disaster-Prone Areas

- Community Disaster Resilience Zone
 - Defined by FEMA
 - Identify if area is in or inclusive of census tract
- Identify future risks to community
 - Natural hazards;
 - Extreme weather; and/or
 - Disasters (e.g., flooding, wildfires, heat, storms, etc.)



Identifying Disaster-Prone Areas

National Risk Index

Dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards

Hazus Program

Standardized tools and data for estimating risk from earthquakes, floods, tsunamis, and hurricanes

Resilience Analysis and Planning Tool

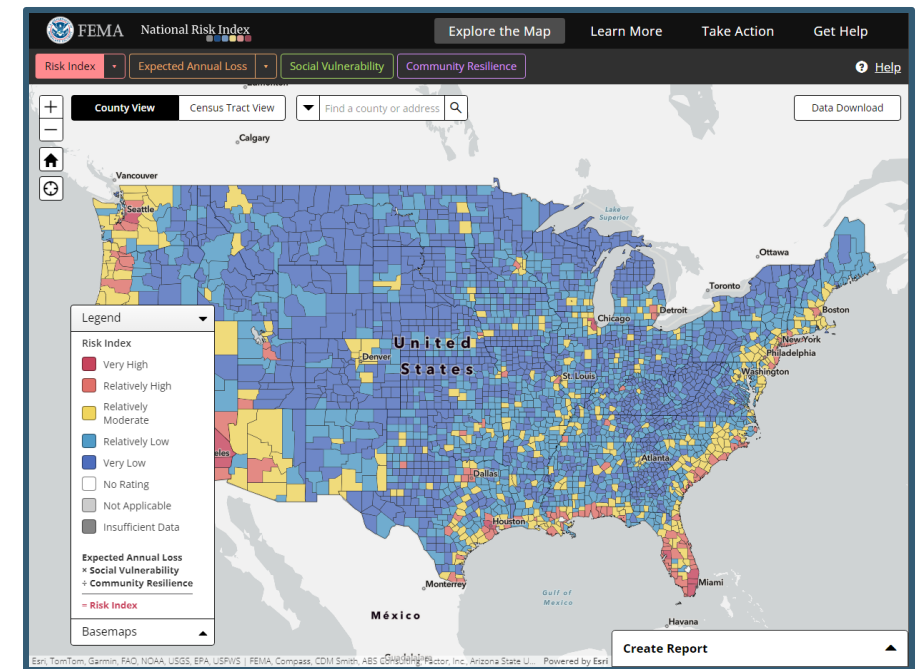
Data and GIS mapping used to understand community resilience indicators.

Community Disaster Resilience Zone Platform Tools

Information on the census tracts designations included in the first sections of disaster resilience zones.

Recovery and Resilience Resource Library

Tool helps users find and research federal disaster recovery and resilience resources.



Establish Mitigation and Resilience Efforts

- Outline how safety and stability of manufactured housing will be enhanced given:
 - Natural hazards;
 - Extreme weather; and
 - Disaster events
- Describe how the project supports LMI households that may be vulnerable to weather-related hazards, due to:
 - Preparing;
 - Responding; and
 - Recovering from disasters
- If project area is subject to repetitive loss, then determine how will the project address and mitigate future losses.
- Describe how weather resistant and climate appropriate materials will be used across all project sites.
 - Multi-site proposals: address differences in climate and climate change among sites.

[HUD Community Resiliency Toolkit](#)





Environmental Justice (EJ) Considerations for PRICE

Environmental Justice (EJ) and PRICE

- HUD's regulations at [24 CFR 58.5\(j\)](#) and [24 CFR 50.4\(l\)](#) implementing [Executive Order 12898](#). E.O. 12898 requires consideration of how federally assisted projects may have disproportionately high and adverse human health or environmental effects on minority and/or low-income populations.
- MHCs are more likely to be EJ communities.
- [Environmental Justice page on HUD Exchange](#)
- [Best Practices for Meaningful Community Engagement](#)
- [Promising Practices for EJ Methodologies in NEPA Reviews](#)



EJ Compliance

Does the project create adverse environmental or human health impacts?

- It may be useful to involve the community in initially identifying such adverse impacts.

If so, are these adverse environmental or human health impacts disproportionately high for low-income and/or minority communities?

- Keep in mind that these communities may have greater-than-average vulnerability to environmental health stressors.

How did the project sponsor reach out to the community to identify mitigation measures to resolve adverse impacts?

How will the adverse impacts be mitigated?

- Continue to engage the affected community in meaningful participation about mitigating the impacts or moving the project to a more appropriate location.



EJ Documentation

The environmental review record should contain one of the following:

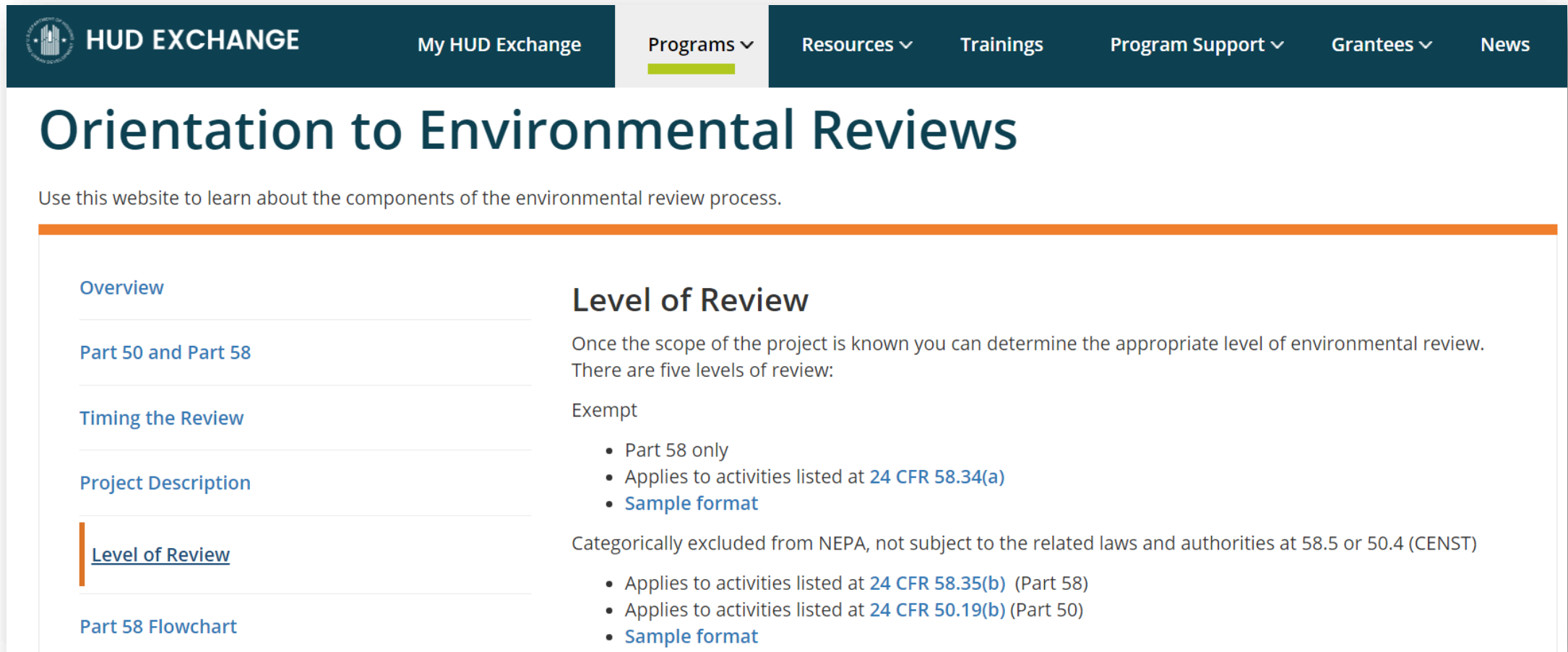
- Evidence that the site or surrounding neighborhood does not suffer from adverse environmental conditions and evidence that the proposed action will not create an adverse and disproportionate environmental impact or aggravate an existing impact. (Describe how the proposed action will not have a disproportionate adverse impact on minority or low-income populations.)
- Evidence that the project is not in an environmental justice community of concern (demographics, income, etc.)
- If there are adverse effects on low-income or minority populations, documentation that the affected community residents have been meaningfully informed and involved in a participatory planning process to address (remove, minimize, or mitigate) the adverse effect from the project and the resulting changes





HUD Environmental Review Resources

HUD Exchange: Level of NEPA Review

A screenshot of the HUD Exchange website. The top navigation bar is dark blue with white text for 'HUD EXCHANGE', 'My HUD Exchange', 'Programs' (highlighted with a yellow underline), 'Resources', 'Trainings', 'Program Support', 'Grantees', and 'News'. Below the navigation bar is a large white section titled 'Orientation to Environmental Reviews'. Under this title is a sub-header 'Use this website to learn about the components of the environmental review process.' To the left is a sidebar with a list of links: 'Overview', 'Part 50 and Part 58', 'Timing the Review', 'Project Description', 'Level of Review' (highlighted with an orange bar), and 'Part 58 Flowchart'. The main content area is titled 'Level of Review' and contains text explaining the process, followed by two sections: 'Exempt' and 'Categorically excluded from NEPA', each with a bulleted list of criteria and links to CFR sections and sample formats.

HUD EXCHANGE My HUD Exchange Programs Resources Trainings Program Support Grantees News

Orientation to Environmental Reviews

Use this website to learn about the components of the environmental review process.

- Overview
- Part 50 and Part 58
- Timing the Review
- Project Description
- Level of Review**
- Part 58 Flowchart

Level of Review

Once the scope of the project is known you can determine the appropriate level of environmental review. There are five levels of review:

Exempt

- Part 58 only
- Applies to activities listed at [24 CFR 58.34\(a\)](#)
- [Sample format](#)

Categorically excluded from NEPA, not subject to the related laws and authorities at 58.5 or 50.4 (CENST)

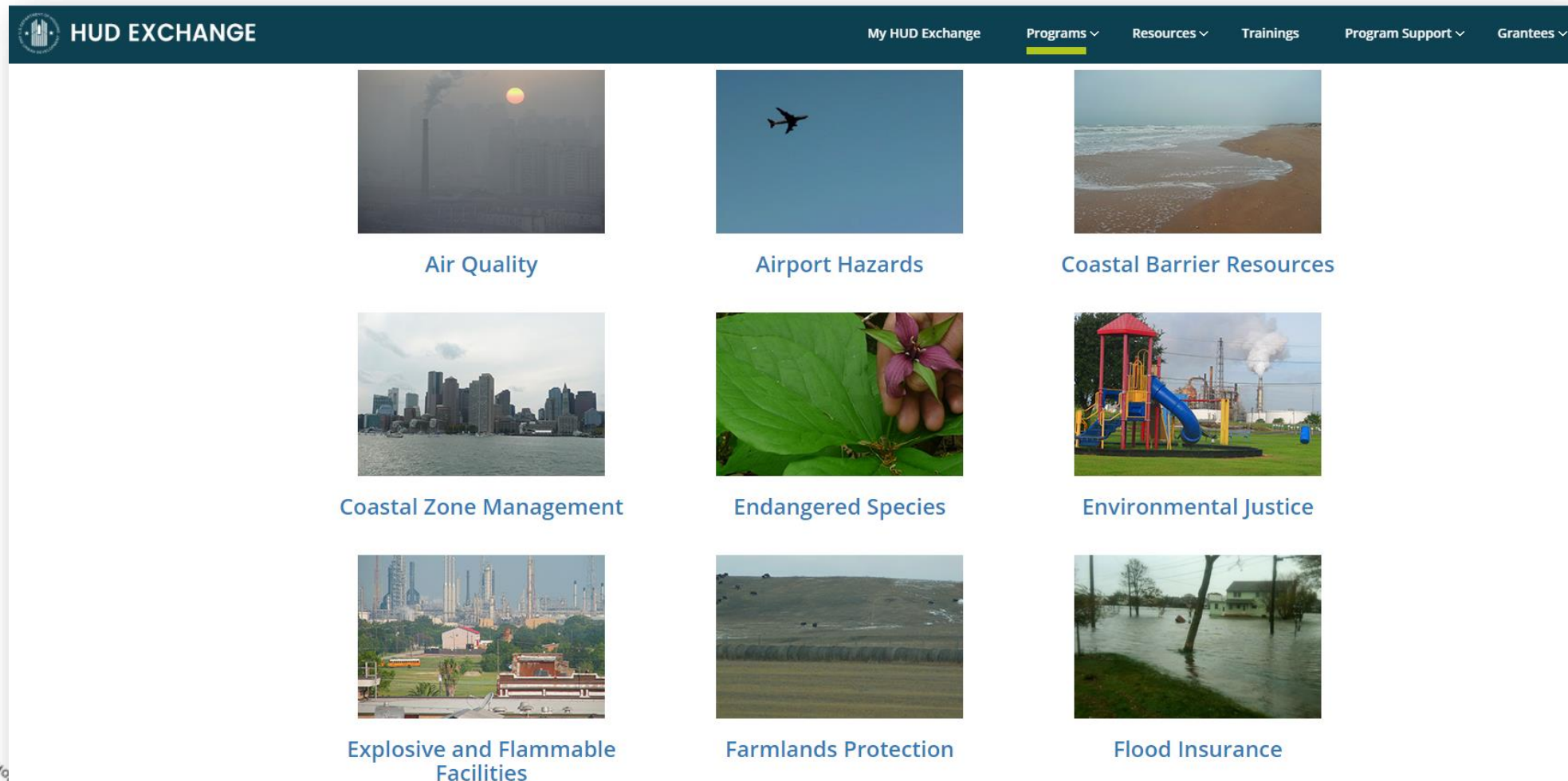
- Applies to activities listed at [24 CFR 58.35\(b\)](#) (Part 58)
- Applies to activities listed at [24 CFR 50.19\(b\)](#) (Part 50)
- [Sample format](#)



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



HUD Exchange: Law and Authorities and Other Requirements



Web-Based Instructional System for Environmental Review (WISER)



Getting Started: Part 58

This module describes the Part 58 environmental review process; defines a project; and explains the different levels of review and the requirements associated with each one.

[Quiz and Feedback](#)



Getting Started: Part 50

This module describes the Part 50 environmental review process; defines a project, and summarizes the different levels of review and the requirements associated with each.

[Quiz and Feedback](#)



<https://www.hudexchange.info/trainings/wiser/>



Environmental Review Resources

General ER Resources:

- [Environmental Review](#)
- [Orientation to Environmental Reviews](#)
- [Related Federal Environmental Laws and Authorities](#)
- [HUD's Web-Based Instructional System for ER \(WISER\)](#)
- [HUD Environmental Staff Contacts](#)

HUD ER Online System (HEROS):

- [HEROS - HUD Exchange](#)
- [HEROS Access Form](#)

Site Contamination:

- [Site Contamination – HUD Exchange](#)

Floodplain Management:

- [Floodplain Management - HUD Exchange](#)

Resilience:

- [HUD Community Resiliency Toolkit](#)
- [Environmental Assessment Guide – Climate Change Factor](#)
- [Community Disaster Resilience Zones](#)

Environmental Justice:

- [Environmental Justice - HUD Exchange](#)



Questions and Answers

- Please type your questions using the chat feature in Webex.
- Under the HUD Reform Act, HUD cannot advise applicants on their application. The NOFO is the definitive source of information about application requirements.
- If your question is not answered during this session, please submit the question to PRICE@hud.gov
- PRICE NOFO FAQs will continue to be updated. Check the PRICE page on HUD.gov regularly for the most up to date FAQs.



Please join us again!

Webinar #6: PRICE NOFO Civil Rights and Fair Housing

April 18, 2024

3:00pm – 4:00pm ET

Register now at:

https://www.hud.gov/program_offices/comm_planning/price#nofo_webinars

