

Exhibit S SITE SELECTION and Pre-ENVIRONMENTAL CHECKLIST

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Submit this form approximately 45 days prior to the application for HOME Funds to the HOME Technical Assistance Coordinator at [jerik@ihfa.org](mailto:jerik@ihfa.org) Grants Department, P.O. Box 7899, Boise, ID 83707.

Include:

- Complete legal description if available
- Property address for the site. If not yet issued, or too new to find on Google, provide closest searchable address and map showing relation to the site.
- Detailed Google and Plat maps of the exact location of the proposed site
- Labeled color photos, 4 to a page, including site and surrounding area of the site.
- All contemplated actions i.e. new construction, acquisition only, acquisition & repair/rehabilitation, reconstruction, etc. with full project description. New construction includes historical, past-uses of site going back to 1940.
- **Important-** Indicate all sources of Federal funds that may be used in this project (see Questions 8-12 below)

Applicant Name \_\_\_\_\_

1. Project Name: \_\_\_\_\_

2. Project site location(s): \_\_\_\_\_

3. Contact Person: \_\_\_\_\_

4. Address: \_\_\_\_\_

5. Telephone Number: \_\_\_\_\_

6. E-mail address: \_\_\_\_\_

7. HOME Funds Yes\_\_\_\_ No \_\_\_\_

\*Anticipated date of HOME application: \_\_\_\_\_

8. SHOP Funds Yes\_\_\_\_ No \_\_\_\_

\*Anticipated date to apply for SHOP Funds for this project \_\_\_\_\_

\*Anticipated date to receive SHOP Funds for this project site(s) \_\_\_\_\_

10. Other Federal Funds \_\_\_\_\_

\_\_\_\_\_

Comments: \_\_\_\_\_

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**Authorized Signature**

**Date**

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Please fill the Project information in the box #1 and column 3 only throughout the rest of the form. **IHFA will complete the environmental review process.** This checklist is a preliminary tool to indicate potential environmental issues and nuisances with selected project sites. If a factor is unknown, or not applicable, indicate such.

#1

PROJECT NAME:
PROPERTY ADDRESS AND LEGAL DESCRIPTION:
COMPLETED BY:
DATE:
Telephone _____ Email _____

#2

1. FACTOR	2. THRESHOLD	3. YES or NO	4 Action, IF YES	5. IMPACT ON DEVELOPMENT
NOISE          <b>*Applicant should be able to determine if the thresholds exist from general observations when selecting the site.</b>	a. freeway or busy road within 1000 feet		If "yes" to one or more threshold criteria, a noise assessment will need to be completed. <b><u>IHFA will complete the noise assessment.</u></b> Results of the noise assessment as shown in the next column could impact the project and mitigation may be required.	Results of analysis <65 decibels(dB): No further action required.  Results of analysis 65 to 75 dB:  architect or engineer must certify that project design achieves an STC rating in accord with HUD specified interior noise limits.  DESIGN CERTIFICATION MUST BE SUBMITTED TO IHFA FOR APPROVAL   Results of analysis >75 dB:  Application may be rejected.
	b. railroad within 3000 feet			
	c. within 2,500 feet of an airport			
	d. or combined noise sources which may individually be within the above threshold criteria			
RAIL LINES          <b>*Applicant should be able to determine if the thresholds exist from general observations when selecting the site.</b>	outside line of a railroad right of way is within 100 feet of property line		WITH THE INITIAL APPLICATION, IDENTIFY THE LOCATION OF THE RIGHT OF WAY IN RELATION TO THE PROJECT PROPERTY LINE.	Project to be designed to place all buildings beyond 100 feet of the outside line of the rail line right of way.  Architect or engineer is to certify that design is in compliance.  DESIGN CERTIFICATION MUST BE PROVIDED TO IHFA FOR APPROVAL

## Exhibit S

# SITE SELECTION ENVIRONMENTAL CHECKLIST

### NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION PROJECTS

1. FACTOR	2. THRESHOLD	3. YES or NO	4. ACTION, IF YES	5. IMPACT ON DEVELOPMENT
<p>HISTORIC PRESERVATION</p> <p><b>*Applicant is not required to look up these thresholds, but if known, indicate so.</b></p>	a. the site is known or suspected to contain archaeological resources		<p>If "yes" to any criteria the historical society and or interested Tribe(s) must be consulted. IHFA will initiate this process.</p>	<p>There may be mitigation, design specifications, and/or additional regulatory requirements which could delay the project.</p>
	b. site is in, or is adjacent to, an established or proposed historic or conservation district			
	c. site/existing building is known to be listed in the National Register of Historic Places, or is listed in a local cultural resources inventory			
	d. site currently has any structure on it which is 45 or more years old			
<p>LEAD-BASED PAINT (existing structures for acquisition/rehabilitation)</p> <p><b>*Applicant should be able to determine if the thresholds exist from general observations when selecting the site.</b></p>	the structure was built before 1978		<p>Determine (i.e. risk assessment) or presume lead-based paint exists and include results with application. IHFA will walk applicant through the process and regulatory requirements.</p>	<p>Depending on project activity/amount of rehabilitation, paint stabilization to complete abatement of lead-based paint may be required.</p> <p>Time delays.</p> <p>Additional expense.</p>

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<p>FLOODPLAIN</p> <p><b>*Applicant is not required to look up this information, but if it is known, indicate so.</b></p>	<p>ANY part of the site or integral offsite development is known to be located within the 100-year floodplain (or 500 year flood for critical actions) according to the applicable FEMA map</p>		<p>IHFA will complete HUD 8 Step process (24 CFR Part 55.20), possible rejected application.</p>	<p>Time delays for mitigation.</p> <p>Alternative site selection.</p> <p>Flood insurance will be required until the final Letter of Map Revision is provided to IHFA, if this can be an option.</p>
<p>WETLANDS</p> <p><b>*Applicant is not required to look up this information, but if it is known, indicate so.</b></p>	<p>ANY portion of the site or integral offsite development is known to include jurisdictional wetlands. ("Wetlands" are distinguished by water, vegetation, and soil conditions and may not be readily apparent to the lay person.)</p>		<p>IHFA will Complete HUD 8 Step process (24 CFR Part 55.20) Mitigation required. Possible rejected application.</p> <p>In all cases the wetlands must be delineated.</p>	<p>Time delays for mitigation.</p> <p>Alternative site selection.</p>
<p>ODORS</p> <p><b>*Applicant should be able to determine if the thresholds exist from general observations when selecting the site.</b></p>	<p>The site is within a mile of odor producing facilities (dairies, asphalt plants, industrial facilities, sewage treatment, etc.)</p>		<p>Odors are not typically regulated, although some local jurisdictions have ordinances.</p>	<p>Tenant complaints</p> <p>People with respiratory problems or sensitivities could be impacted.</p> <p>Suggest alternative site selection.</p>
<p>HIGH VOLTAGE POWER TRANSMISSION OR OTHER TOWERS</p> <p><b>*Applicant should be able to determine if the thresholds exist from general observations when selecting the site.</b></p>	<p>site is within the fall distance of towers</p>		<p>All residential structures must be outside the engineered fall distance of any tower.</p>	<p>Cannot build within the engineered fall distance of towers and project will be denied.</p> <p>PROVIDE ARCHITECT OR ENGINEER DESIGN CERTIFICATION</p>

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1. FACTOR	2. THRESHOLD	3. YES or NO	4. ACTION, IF YES	5. IMPACT ON DEVELOPMENT
EXPLOSIVE OR FLAMMABLE HAZARDS  *Applicant should be able to determine if the thresholds exist from general observations when selecting the site.	within a one mile radius of the site, there is a direct line of sight from any part of the site to any hazard or there is a hazard in the near vicinity which is not shielded from the site by topography. A hazard is any above ground storage tank over 100 gallons capacity which stores, handles or processes explosive or fire prone substances		IHFA will conduct "Acceptable Separation Distance" (ASD) Analysis, using HUD guidebook.	Mitigation requirements and time delays.
NATURAL GAS OR PETROLEUM PIPELINES  *Applicant should be able to determine if the thresholds exist from general observations when selecting the site.	high pressure pipeline within 220 yards of closest building		PROVIDE WITH INITIAL APPLICATION, A CERTIFICATION FROM PIPELINE OWNER OR OPERATOR IN ACCORDANCE WITH HUD HANDBOOK 4135.1 REV-3, PAGE 2-12 AND 2-13	All structures must be at least 10 feet from the outer boundary of any pipeline easement. Provide architect or engineer certification that design is in compliance with condition.
CONTAMINATED SITES  *Applicant should have a Phase I Environmental Site Assessment completed for multi-family developments.	site is suspected or is contaminated with a hazardous substance or petroleum products--reference Phase I Environmental Assessment		Phase II Investigation to determine extent of contamination and Phase III remediation.	Time delay Possible rejection of project site. Additional expense
LANDFILLS  *Applicant should be able to determine if the thresholds exist from general observations when selecting the site.	site is within a mile of an operating or closed landfill		If "yes" to threshold criteria, IDENTIFY THE LOCATION OF THE LANDFILL IN RELATION TO THE PROPOSED SITE.	IHFA staff will investigate the potential for gas migration .
RADON  *Applicant is not required to look up this information, but if it is known, indicate so.	The project site is located in a county which has a higher than recommended average		Radon safe construction recommended for new development. If existing structure, IHFA recommends radon testing and mitigation if levels are higher than 4 pico curies per liter.	Additional expense. Additional design considerations.

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OTHER CONCERNS	The project site location is in an area of high fire hazards, unstable soils or any other concerns.		Would be dependent on the specific issue(s).	Mitigation or alternative site selection.
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