

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 HOME Technical Assistance at [jerik@ihfa.org](mailto:jerik@ihfa.org) HOME Program, 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**







**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
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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# Exhibit S

## SITE SELECTION ENVIRONMENTAL CHECKLIST

### NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION PROJECTS

HUD funded projects must comply with the following Federal regulations excerpted from Admin Plan:

#### I. SITE AND NEIGHBORHOOD STANDARDS

Multifamily Rental housing must comply with the following:

See chapter 6 @ Site and Neighborhood Standards

#### II. ENVIRONMENTAL REVIEW AND CLEARANCE OVERVIEW

##### Compliance Areas

The following regulations are compliance requirements of 24 CFR 58.6:

##### A. Environmental Justice

Executive Order 12898 – Federal Actions to Address Environmental Justice in Minority and Low-Income populations (3 CFR, 1994 Comp Pg 859). The purpose of considering environmental justice is to determine if a project places low income people and/or minorities at a greater environmental risk than that of the general population. If it is determined that no adverse human health or environmental impacts result from the project, than environmental justice is not a concern. Mitigation of any potential adverse impacts may solve any environmental justice concerns.

***Note: Environmental Justice as defined here as it relates to the Environmental Review process only; this definition does not pertain to Social Justice or Fair Housing Act.***

##### B. Environmental Assessment Factors

Under 24 CFR 58.5, the review must include an analysis of the project's impacts on land development, socioeconomic factors, community facilities and services, and natural features [24 CFR 58.40].

##### C. Alternative Sites and Project Modifications Analysis

Environmental Review will include analysis of other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. It must also describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejection [24 CFR 58.40(e)].

See Exhibit R of this Plan for sample Alternative Site Analysis