Project Name:

**AHFA Environmental Assessment Checklist**

(Only for approved HOME & Housing Trust Fund projects)

Applicants approved for HOME or Housing Trust funds are required to provide information to AHFA evaluating the potential environmental effects of the proposal. This information will assist AHFA in assessing the project’s potential impacts to the human environment per requirements of the National Environmental Policy Act of 1969, as amended (“NEPA”) (42 U.S.C. § 4321 *et seq*.) and U.S. Housing and Urban Development (“HUD”) regulations (24 C.F.R. § 58) and related HUD guidance.

**Instructions:** Review the “Environmental Assessment Questions” on the pages following the AHFA Environmental Assessment Checklist for guidance on completing the checklist. Each question MUST be answered in full on the Checklist. For each answer referenced in the Checklist, attach all relevant data and documentation needed to support your answers behind the corresponding Exhibit Tabs. Supporting documentation must come from reliable, verifiable sources. Be sure to include the source of the data or documentation, as well as contact information and dates, if applicable.

After you have answered each of the Environmental Assessment Questions in the Checklist and attached sufficient documentation to support each answer, enter the Impact Code from the following list that matches your assessment of the proposed project’s anticipated environmental impact for each category. Please be aware that, under NEPA and HUD regulations, responsibility to determine the proposed project’s potential environmental impacts rests with the AHFA. AHFA’s final environmental impact determinations may differ from the applicants.

**Impact Codes: (1) –** No impact anticipated; **(2) –** Potentially beneficial; **(3) –** Potentially adverse; **(4) –** Requires mitigation; **(5) –** Requires project modification.

| **Environmental Assessment Factor** | **Impact Code** | **Answers to Environmental Assessment Questions**  |
| --- | --- | --- |
| **LAND DEVELOPMENT – (EXHIBIT A)** |
| Conformance with Land Use Plans (A.1) |     |       |
| Compatible Land Use and Zoning (A.2) |     |       |
| Scale and Urban Design (A.3) |     |       |
| Soil Suitability (A.4) |     |       |
| Slope Stability (A.5)  |     |       |
| Erosion Potential (A.6) |     |       |
| Drainage/Storm Water Runoff (A.7) |     |       |
| Hazards and Nuisances including Site Safety and Noise (A.8) |     |       |
| Air Quality (A.9) |     |       |
| Energy Consumption (A.10) |     |       |
| **SOCIOECONOMIC – (EXHIBIT B)** |
| Employment and Income Patterns (B.1) |     |       |
| Demographic Character Changes (B.2)  |     |       |
| Displacement (B.3) |     |       |
| **COMMUNITY FACILITIES AND SERVICES – (EXHIBIT C)** |
| Educational and Cultural Facilities (C.1) |     |       |
| Commercial Facilities (C.2) |     |       |
| Health Care (C.3) |     |       |
| Social Services (C.4) |     |       |
| Solid Waste Disposal/Recycling (C.5) |     |       |
| Wastewater/Sanitary Sewers (C.6) |     |       |
| Water Supply (C.7) |     |       |
| Public SafetyEmergency Medical (C.8) |     |       |
| Parks, Open Space and Recreation (C.9) |     |       |
| Transportation and Accessibility (C.10) |     |       |
| **UNIQUE NATURAL FEATURES AND WATER RESOURCES – (EXHIBIT D)** |
| Unique Natural Features (D.1) |     |       |
| Groundwater Resources (D.2) |     |       |
| Surface Water Resources (D.3) |     |       |
| Vegetation and Wildlife (D.4) |     |       |
| **ENVIRONMENTAL JUSTICE – (EXHIBIT E)** |
| Environmental Justice (E.1) |     |       |

Completed by:

Date:

**Environmental Assessment Questions / Instructions**

**for completing the Environmental Assessment Checklist**

The following are questions to take into consideration when evaluating whether the following environmental assessment factors reveal an environmental impact under NEPA. Do not limit your assessment to only the questions provided and address each question as applicable. Please provide details (on the checklist) and documentation to support your answers (behind the applicable divider sheets).

**LAND DEVELOPMENT- (EXHIBIT A)**

**Conformance with Land Use Plans (A.1)**

1. Is the proposed project consistent with community land use plans?
2. Will the project be affected by a planned transition of land uses?

Describe how the proposed project is consistent with the community’s comprehensive plan and local planning objectives. When applicable, provide the land use plan’s name, date of approval, and attach the relevant page(s).

If the proposed project does not conform to applicable land use plans, explain the nature of the conflict and your plan for mitigating the conflict and obtaining necessary land use approvals. Attach any related written communications with the local planning agency with jurisdiction over the project site.

*Documents That Must Be Included*:

* Zoning Verification Letter from the local planning agency with jurisdiction over the proposed project site, which should include the planning agency’s assessment of the proposed project’s consistency with applicable land use plans and zoning requirements.

*Experts to Contact for Assistance*:

* Local and Regional Planning Agency
* Planning Commission/Director

**Compatible Land Use and Zoning (A.2)**

1. What is the current zoning classification of the project location?
2. What is the existing land use at the project location? (as described in the Phase I ESA and Market Study)
3. How does the project relate to the existing land uses of the adjacent and surrounding properties? (as described in the Phase I ESA and Market Study)
4. Is the proposed project consistent with zoning requirements?

Explain how the proposed project conforms to local zoning requirements.

*Documents That Must Be Included*:

* Zoning Verification Letter from the local planning agency with jurisdiction over the proposed project site, which should include the planning agency’s assessment of the proposed project’s consistency with applicable land use plans and zoning requirements.
* Attach relevant pages and maps from the Phase I ESA and Market Study describing the existing land uses of the project location and adjacent and surrounding properties.

*Experts to Contact for Assistance*:

* Local and Regional Planning Agency
* Planning Commission/Director

**Scale and Urban Design (A.3)**

1. How will the proposed project alter the land form? Will the project demonstrably destroy or alter the natural or man-made environment? For example, will there be clearance of trees or buildings or alteration of the geomorphic form of the land?
2. Does the proposed project design “fit” or conform to the established surrounding built environment, in terms of overall scale, density, size, and mass? For example, does the proposed building represent a significant change in size, scale, placement, or height in relation to neighboring structures?
3. Will the proposed project introduce design elements that are out of character or scale with the existing physical environment?
4. Does the proposed project change the building density in the surrounding community?
5. Is the proposed project expected to induce additional development, traffic and/or parking demand in the area? If so, would the community regard the anticipated development (including the proposed project) as beneficial or negative? What is your plan for mitigating any potential negative impacts?
6. Does the project enhance street-level activity and community interaction? Explain how any changed levels of activity are expected to be either beneficial or negative. What is your plan for mitigating any potential negative impacts?
7. Will any proposed signage and street furniture be in character with existing architectural styles? Will it differ in materials, color, or style from its neighbors in an inappropriate manner?
8. Does the project conform to locally adopted design guidelines?

Discuss these issues with the local planning agency and provide documentation of the agency’s comments If applicable, provide the name, date of approval, and attach the relevant page(s) of written design requirements or guidelines applicable to the proposed project site. Discuss how the proposed project conforms or conflicts with design requirements or guidelines.

*Documents That Must Be Included:*

* The project county list from the National Register: <https://nationalregisterofhistoricplaces.com/al/state.html>
* The project county list from the Alabama Register of Landmarks and Heritage:

<https://ahc.alabama.gov/alabamaregister.aspx>

* Google Earth map indicating the following:
	+ project site boundaries and all historic properties located within 1 mile of the site;
	+ location of any buildings over 50 years old on or within two blocks of the site; and
	+ location and name of any historical districts within 1 mile of the site.

*Experts to Contact for Assistance*:

* City Architect, Urban Design staff
* Local Historic Conservation Commission
* **IMPORTANT** – Project applicants should not contact the Alabama Historical Commission or the Alabama State Historic Preservation Officer (SHPO).

**Soil Suitability (A.4)**

1. Is there evidence of seismic activity, a high-water table, or other unusual soil conditions at the project site?

2. Is there any visible evidence of adverse soil conditions (*e.g.*, foundation cracking or settling, limestone formation/sinkholes, basement flooding, ponding) in the neighborhood of the project site that might indicate or lead to subsidence? *Any sinkholes located within 1 mile of the site on the topography map?*

3. Is there evidence of expansive clay in the soil at the project site?

4. Will the project significantly affect soils that may be better suited for natural resource management activities such as farming, forestry, unique natural area preservation, etc.?

If there are signs or evidence of potential adverse soil conditions, please describe the adverse soil condition and your plan for mitigating it. Describe whether the project site is currently being farmed and indicate whether the soil is listed as prime or unique farmland or farmland of statewide importance.

*Documents That Must Be Included:*

* Complete and attach HUD “Farmlands – Partner Worksheet” found at: <https://www.hudexchange.info/programs/environmental-review/farmlands-protection/>
* Soils report for the property acreage using the Web Soil Survey (WSS) tool found at: *(For project site acreage)*

 <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

*Resources to Reference / Experts to Contact for Assistance*:

* USDA Soil Survey available at the county USDA service center or online at:

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

* Local building department
* Soil Conservation Service county office
* Geologist-Soils specialist
* Phase I ESA Soils Map and Related Information

**Slope Stability (A.5)**

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**Slope Suitability for Urban Development**

**Slopes Suitable for Development by Land Use Type**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Limitations**  | **Suitability Rating** | **Residential** | **Commercial** | **Industrial Park** |
| Slight | Optimum | 0-6% | 0-6% | 0-2% |
| Moderate | Satisfactory | 6-12% | 6-12% | 2-6% |
| Severe | Marginal | 12-18% | 12-18% | 6-12% |
| Very Severe | Unsatisfactory | 18 + % | 18 + % | 12 + % |

Adapted from: Kiefer, Ralph W. "Terrain Analysis for Metropolitan Fringe Area Planning," Journal of the Urban Planning Division, Proceedings of the American Society of Civil Engineers, December 1967.

Moechnig, Howard, Inventory and Evaluation of Soils for Urban Development (St. Paul HRA C.P. District 6 -North End), Ramsey Soil and Water Conservation District.

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1. Is the site on a slope? If so please define: slight, moderate, severe, or very severe (see chart above).
2. Is there a history or evidence of slope failure, slump, mud slides or other earth movement in the project area? Is there visual indication of previous slides or slumps in the project area, such as cracked walls, tilted trees, or fences? If so, please describe.
3. Will the project site significantly affect or be affected by slope conditions? If so, please describe measures included in your design plan to overcome potential slope stability problems.
4. Will the slope modification activities affect social or cultural resources?

*Documents That Must Be Included:*

* USGS topographic map;
* Slope percentages as described in the NRCS Soils Map; and
* NRCS Soils Map;

*Resources to Reference / Experts to Contact for Assistance*:

* USDA Soil Survey available at the county USDA service center or online at:

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

* USGS topographic maps (Phase I ESA)
* Civil engineer

**Erosion Potential (A.6)**

1. Does the project involve development of an erosion sensitive area, *i.e.*, near water body or channel, in loosely consolidated soils, sands or silty soils, or on steep slopes?
2. Is there potential for cut-and-fill work to cause sediment to flow into natural waterways?
3. Is there evidence of erosion or sedimentation at or around the proposed project site? If so, please describe.

*Documents That Must Be Included:*

* Letter from the project architect and/or civil engineer stating that Best Management Practices (BMP) plan will be incorporated in final development plans.

*Resources to Reference / Experts to Contact for Assistance*:

* USDA Soil Survey available at the county USDA service center or online at:

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

* City or county engineer
* Soil conservation service county office
* Landscape architect

**Drainage/Storm Water Runoff (A.7)**

1. Is there indication of cross-lot runoff, swales, or drainage flows on the property? If so, please describe.
2. Are there visual indications of filled ground, active rills, or gullies on site? If so, please describe.
3. Will existing or planned storm water disposal and treatment systems adequately service the proposed development? If not, please describe your plan for overcoming the deficiency.
4. Will the proposed project be adversely affected by proximity to planned storm water disposal and treatment system facilities? If so, please describe measures included in your design plan to mitigate the adverse effects.
5. If the public storm sewer is not available to the proposed project, how will storm water drainage be handled?
6. Will the project itself cause or substantially contribute to off-site pollution by storm water run-off, leaching of chemicals, or other pollutants? Please describe the basis for your assessment and include any measures that will be incorporated into the proposed project to mitigate the adverse effects.
7. Will the project site significantly affect or be affected by drainage and storm water conditions? If so, please describe measures included in your design plan to overcome potential runoff problems.

*Documents That Must Be Included:*

* “Can and Will Serve” letter from local sanitary sewer utility; and
* Schematic site plan indicating location(s) of storm water detention areas.

*Resources to Reference / Experts to Contact for Assistance*:

* USDA Soil Survey available at the county USDA service center or online at:

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

* City/county public works or engineering department or local/district storm water management/disposal agency
* Local planning department

**Hazards and Nuisances including Site Safety and Noise (A.8)**

1. Will the project be affected by any of the following hazards? If so, please describe measures that will be implemented to mitigate the potential hazards.

Natural hazards, including, but not limited to:

* Landslides
* Fire-prone areas
* Droughts
* Floods
* Cliffs, bluffs, crevices
* Wind/sand storm concerns
* Hazardous terrain
* Poisonous plants, insects, animals

Man-made site hazards, including, but not limited to:

* Recreational areas located next to freeway or other high traffic way
* Dangerous intersection
* Inadequate separation of pedestrian / vehicle traffic
* Hazardous cargo transportation routes
* Unfenced railroads or highways
* Unfenced water bodies
* Unfenced construction sites
* Shadows
* Inadequate street or site lighting
* Uncontrolled access to lakes and streams
* Improperly screened drains or catchment areas
* Quarries or other excavations
* Dumps/sanitary landfills or mining
* Reclaimed phosphate land (radioactive)
* Hazards in vacant lots or abandoned buildings
* Chemical tank-car terminals
* Other hazardous chemical storage
* High-pressure gas or liquid petroleum transmission lines on site
* Overhead transmission lines
* Oil or gas wells
* Industrial operations
* Gas, smoke, or fumes

Air pollution generators, including but not limited to:

* Heavy industry
* Incinerators
* Power generating plants
* Rendering plants
* Fugitive dust
* Cement plants
* Large parking facilities (1000 or more cars)
* Heavy travelled highway (6 or more lanes)
* Oil refineries

2. Will the project be affected by or create any of the following potential nuisances? If so, please describe measures that will be implemented to mitigate the potential nuisances.

* Gas, smoke, fumes
* Odors
* Vibration
* Glare from lighting from industrial or commercial uses or parking lots
* Vacant / boarded-up buildings
* Unsightly land uses
* Front lawn parking
* Abandoned vehicles
* Vermin infestation

*Documents That Must Be Included:*

* Completed HUD “Explosives – Partner Worksheet” found at:

<https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/>

* Completed HUD “Site Contamination – Partner Worksheet” found at:

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

* The following pages from Phase I ESA:
	+ - * Above Ground Storage Tanks (AST) Acceptable Separation Distance (ASD) calculations;
			* EDR Vapor Encroachment Screen; and
			* Alabama Department of Public Health (ADPH) Radon Map.

*Experts to Contact for Assistance*:

* District officers of the Army Corps of Engineers or Federal Emergency Management Agency (FEMA)
* Local fire department
* County health department
* Local planning agency

**Air Quality (A.9)**

1. What is the extent of pollution (smog, dust, odors, smoke, hazardous emission) at the site in relation to local/state/federal amounts?
2. Are there any nearby sources for localized pollution (industry, dump, traffic)?

*Documents That Must Be Included:*

* Completed HUD “Air Quality – Partner Worksheet” found at:

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

* List of any pollutants for which project county is designated by U.S. Environmental Protection Agency (EPA) as nonattainment.

*Experts to Contact for Assistance*:

* Alabama Department of Environmental Management (ADEM)
* Local planning agency

**Energy Consumption (A.10)**

1. Since the project entails residential new construction of single-family housing or multi-family buildings up to three-stories, is the project being designed and constructed to meet the current version of the Energy Star performance standard?
2. Will the architectural plans and building orientation take full advantage of potential energy saving measures related to climate, sun and wind? Please describe.
3. Are Energy Star appliances, lighting heating, cooling and hot water systems to be installed? Does the project include programmable thermostats, occupancy sensors in common areas, water filters, insulated hot water pipes, and/or point-of-use/tankless hot water heaters? Please describe.
4. Is the location of the project in close proximity to transit, shopping, services and employment locations? Please describe.
5. Are state and federal rebates, tax incentives for energy efficiency strategies, and renewable energy components being considered?
6. For multi-family projects, is there individual metering for utilities or a tenant energy efficiency education program?

*Documents That Must Be Included:*

* Architect Certification Page submitted with application (type of construction/energy/water conservation/healthy living environment);
* Site/Project Information Form submitted with application (describing neighborhood services)

*Experts to Contact for Assistance*:

It may be necessary to consult with an engineer, architect and/or energy auditor/rater to determine if the design fully exploits potential energy saving measures. Qualified energy efficiency consultants may include those certified under the Home Energy Rating System (HERS) training and certification program. Direct contact with utility companies is suggested to determine the availability of rebates and incentives. Local utility companies and, in some cases, public works staff can assist in determining adequacy of available power service to meet the need of the proposal.

**SOCIOECONOMIC ISSUES – (EXHIBIT B)**

**Employment and Income Patterns (B.1)**

1. Will the proposed project either significantly increase or decrease temporary and/or permanent employment opportunities?
2. What is the profile of new jobs created by the project? What is the distribution across the skills and income scale? How do these relate to the skills and income profile of project area residents?
3. Will the new jobs likely go to area residents, low-income, unemployed, and minority group members?
4. If the jobs don’t go to area residents, where are the new employees likely to come from (*i.e.*, inner city, suburbs)?

Employment-related impacts of a project can be grouped into three broad categories: temporary jobs created in construction, permanent jobs created and the job requirements of new residents. Employment and income patterns can be measured by identifying the occupations and income levels characteristic of an area's resident population or by identifying major employers within the area. Some of the measures commonly used include resident income, resident occupational distribution, unemployment levels, and job types of major employers.

*Documents That Must Be Included:*

* Relevant pages regarding major employers in the area from project’s Market Study.

*Experts to Contact for Assistance*:

* Local industrial development authority
* Market Study analyst Planner/administrator at local planning or employment agency
* Chamber of Commerce

**Demographic Character Changes (B.2)**

1. What is/are the identifiable community(ies) within the sphere of likely impact of the proposed project? What are the factors which contribute to the character of the community(ies)?
2. Does the proposed project contribute to reducing or significantly altering the racial, ethnic, or income segregation of the area’s housing?
3. Will the proposed project result in physical barriers or difficult access which will isolate a particular neighborhood or population group, making access to local services, facilities, and institutions or other parts of the city more difficult?
4. Does the proposed project at this site create a concentration of low income or disadvantaged people, in violation of HUD site and neighborhood standards and HUD Environmental Justice policies?

*Documents That Must Be Included:*

* US Census Bureau Fact Finder Demographic information obtained from following:

<https://www.census.gov/quickfacts/US>

* Relevant pages from Market Study
* City of project’s website; demographic information

*Experts to Contact for Assistance*:

* Neighborhood planner at local planning department
* Director of local neighborhood organizations
* Housing code compliance office/local health or building department
* Local community action agencies
* Local advocacy groups and/or organizations
* City of project website

**Displacement (B.3)**

1. Will the project directly displace individuals or families? How many persons? If so, are relocation services available and included in the proposed project?
2. Will the project destroy or relocate existing jobs, community facilities, or any business establishments?

*Experts to Contact for Assistance*:

* Relocation specialist at local community development agency

**COMMUNITY FACILITIES AND SERVICES – (EXHIBIT C)**

**Educational and Cultural Facilities (C.1)**

1. What is the projected increase in student population to be created by the proposed development?
2. Will the additional school age children exceed the capacity of the existing or planned school facilities? If so, what measures will be taken to resolve potential problems/conflicts? Please provide a letter from the local school district/superintendent to support your answer. (Family projects only)
3. Does the potentially affected school(s) have adequate and safe access facilities (*i.e.*, walking paths, bus routes, crosswalks and guards) given any calculations done for projected population increase? Are these adequate both in terms of safety and access?
4. Will additional or alternative facilities have to be provided to ensure safety and suitable access?
5. Are special education services available?
6. Is Secondary Education available nearby?
7. Are there cultural activities available nearby?

*Documents That Must Be Included:*

* List of nearby colleges, museums, civic centers, libraries with distances of each to project site.
* Letter from local school district (#2 above)

*Experts to Contact for Assistance*:

* School superintendent
* Local traffic department
* Local planning department

**Commercial Facilities (C.2)**

1. Will existing local retail services meet the needs of project occupants/users? Are they affordable, and is the range of services adequate?
2. Is there adequate and convenient access to retail services from the proposed project site? In the case of elderly, this means that shopping for essential items as food and medicine is within three blocks and banks and other convenience shopping are within walking distance. Please provide a map showing location of essential retail services in relation to the project site.
3. In areas not readily serviced by retail services, is public transportation that can carry commuters to retail services within one-half hour available? If public transportation is not available will readily available transportation services be provided?
4. Will existing retail and commercial services be adversely impacted or displaced by the proposed project?

*Documents That Must Be Included:*

* Relevant pages of Market Study and Neighborhood Services Form.

*Experts to Contact for Assistance*:

* Local chamber of commerce
* Commercial realtor
* Commercial development specialist
* Local planning agency

**Health Care (C.3)**

1. Will the increase in population from the proposed development increase the need for area health care services beyond current capacities?
2. Are non-emergency health care services located within a reasonable proximity to the proposed project (less than a half-hour drive or commute away)?
3. Are emergency health services available within approximately three to five minutes? Such services can often be provided by police and fire personnel as well as by ambulance staff.
4. Is the number of doctors, dentists, nurses, and other trained medical staff realistic in proportion to an increase in residents/users? If not, can provisions be made for additional skilled staff?
5. Will project residents/users require special medical services or skills such as geriatric clinics? Please describe.

*Documents That Must Be Included:*

* Relevant pages of Market Study and Neighborhood Services Form.

*Experts to Contact for Assistance*:

* Local planning agency
* Area health systems agency—can provide the area-wide health system plan which is an inventory of institutional health services and projected demand within the area.
* Local public health department—can provide information on local demand for, and quality of healthcare.
* Council on aging—can provide information on size and location of the local elderly population.
* Local Red Cross—can be valuable resource for medical needs of the area.

**Social Services (C.4)**

1. Are there social services located onsite or within a convenient and reasonable distance to residents of the proposed project? Or, is adequate public transportation available from the project to these services?
2. Will social services be overtaxed or negatively impacted by the proposed project?
3. Will the provision of additional social services at this site create a concentration of the disadvantaged in violation of HUD site and neighborhood standards?
4. Are there Licensed Professional Counselors (LPC) and/or Licensed Social Workers nearby?
5. Are there specific services nearby for Seniors? Are there Senior Center activities or local service providers of senior activities?

*Resources to Reference / Experts to Contact for Assistance*:

* local planning department
* social services department
* public welfare office
* council on aging
* child care or daycare center
* Local Council of Voluntary Human Service Agencies

**Solid Waste Disposal/Recycling (C.5)**

Construction Period:

1. What types and amounts of waste are to be generated as construction debris?
2. What solid waste disposal system or company will handle the construction debris? Does it have the capacity to handle the amount of debris? Please provide a letter from the solid waste disposal service provider that supports your answer.

Period of Project Operation:

1. What types of solid waste (including hazardous waste, if any) will be generated by the completed project?
2. What is the name of the solid waste servicing company or landfill and what is the distance from the proposed project site?
3. Is solid waste permitting required for the project, and/or will the completed project require solid waste permitting and when?
4. What organization will handle garbage collection, composting, and recycling?
5. Does this organization have the capacity to handle the garbage, composting and recycling, and is the service affordable? Please provide documentation from the organization that supports your answer.
6. Will the waste from the proposal exceed the capacity of the waste system or landfill? Please provide documentation from the waste system or landfill that supports your answer.

*Documents That Must Be Included:*

* Provide a “can-and-will-serve” letter from the construction trash removal company.
* Provide a “can-and-will-serve” letter from the solid waste disposal company.

*Experts to Contact for Assistance*:

* Local solid waste disposal agency, or city/county engineering department
* Local planning department

**Wastewater/Sanitary Sewers (C.6)**

1. What kind of wastewater/sewer system will provide satisfactory service to the proposal?
2. Does the existing or proposed sewer system have the capacity to adequately service the proposed development? Provide a “can-and-will-serve” letter from the sewer utility supporting your answer.

*Documents That Must Be Included:*

* “Can-and-will-serve letter from #2 above.

*Resources to Reference/ Experts to Contact for Assistance*:

* Local sanitary district/agency, city/county engineering department, local planning agency
* Local planning department
* U.S. Soil Conservation Service
* State health and/or environmental quality agency

**Water Supply (C.7)**

1. What private company or public organization or system will provide sufficient quantity of clean water needed for the proposal?
2. Will either the municipal or private water utility or on-site water supply be adequate to serve the proposed project?
3. Is the water supply quality safe from a chemical and bacteriological standpoint?
4. If the water supply is non-municipal, has an acceptable system been approved by appropriate authorities and agencies?
5. Will the project water requirements of the proposal result in a significant consumption of the community’s available water supply or result in a significant deterioration of water quality?

*Documents That Must Be Included:*

* Letter and/or other documentation from the proposed water service provider, as necessary to support your answers.
* Current water quality report from the local provider.

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*Experts to Contact for Assistance*:

* Municipal or private utility water supply planners and engineers
* Local public health agency

**Public Safety: Emergency Medical (C.8)**

1. What emergency health care providers are located within reasonable proximity to the proposed project? What is the approximate response time?
2. Will the project create a significant burden on health care providers in terms of manpower and/or equipment?
3. Will the project create any obstacles for emergency vehicles in meeting their responsibilities?

*Documents That Must Be Included:*

* Letters and/or other documentation from the proposed health care service providers supporting your answers.
* “Can and Will Serve” letter from the local ambulance provider.

*Experts to Contact for Assistance*:

* Local emergency medical agency such as the ambulance provider or the local rescue squad
* Local medical society

**Parks, Open Space & Recreation (C.9)**

1. Are open space and recreational and cultural facilities within reasonable walking distance to the project area, or is adequate public transportation available from the project to these facilities? Please provide a map showing the locations of open space and recreational and cultural facilities in relation to the proposed project site.
2. Are there special recreational/cultural needs of certain population groups to be satisfied, such as small children, the elderly, or the handicapped? If so, please describe the needs and your plan for meeting those needs.
3. If the development is family housing, has space for informal play for children been included on-site? Please describe.
4. Have areas for recreation for adults and elderly been provided including places for passive recreation? Please describe.
5. Will the proposed project overload existing open space, recreational or cultural facilities?

*Documents That Must Be Included:*

* List of nearby parks and recreational activities with distances of each to project site.

*Experts to Contact for Assistance*:

* Local parks and recreation department
* Social services agency
* Local cultural commission
* Agencies such as YMCAs, YWCAs, museums, libraries, etc.

**Transportation and Accessibility (C.10)**

Assessing transportation impacts involves analyzing four sub-elements of transportation. These are:

*Access*— The user must be able to reach a destination within reasonable limits of time, cost and convenience.

*Balance*— A balanced transportation system offers and encourages choice of travel mode, namely, by automobile, bicycle, walking, public transit or combination thereof.

*Safety*— System design plays a strong role in safety, particularly elements such as traffic signals, turning lanes, bicycle lanes and signage, and railroad grade crossings.

*Level of Service*— LOS measures operational factors including speed, travel delay, freedom to maneuver, safety, and frequency/hours of operation.

1. Does the project require a traffic study? If one has already been performed, please provide. Describe any needed actions identified in the study.
2. Is the project served by safe and adequate public transportation services? Please describe.
3. Is the project safely accessible to vehicles and is vehicle parking adequate, including parking for moving vans/trucks? Please describe.
4. Does the project facilitate pedestrian movement (*e.g.*, sidewalks, pavement markings, landscaping, pedestrian-activated signal lights or pedestrian overpasses)? Please describe and provide a diagram or drawing to support your answer.
5. Is the project area served by bicycle lanes or trails and does the project provide parking for bicycles, including covered, secure parking for employees and residents? Please describe and provide a diagram or drawing, if applicable, to support your answer.
6. Overall, will the existing and reasonably foreseeable transportation facilities and services be adequate to meet the needs of the project?
7. Will the project itself cause a significant adverse impact on the local or regional transportation system (*e.g.*, by reducing the level of service of roadways)?
8. Are there any barriers to emergency vehicle access?
9. Is the project accessible to the elderly and disabled (e.g., wheelchair ramps, traffic light timing, handicapped parking, shuttle services)?
10. Are there special transportation issues (*e.g.*, bridge clearances for trucks)? If so, please describe how the proposed project addresses these issues.

*Documents That Must Be Included:*

* Relevant Market Study pages regarding transportation.
* Schematic Site Plan indicating site accessibility layout.

*Experts to Contact for Assistance*:

* Regional transportation planning agency
* Regional transportation authority
* State highway department
* Local transit authority
* Local traffic department
* Local parking authority

**UNIQUE NATURAL FEATURES AND WATER RESOURCES – (EXHIBIT D)**

**Unique Natural Features (D.1)**

1. Will the project location, construction, or its users adversely impact unique or locally important natural features on or near the site (*e.g.*, caves, cliffs, vistas/viewsheds, canyons, waterfalls, sand dunes, or tree stands)? If so, please describe.
2. Will the proposed project destroy or isolate from public or scientific access the unique natural feature? If so, please describe.
3. Is there a river/creek in the same county as the project listed on the Nationwide Rivers Inventory (NRI)?

*Documents That Must Be Included:*

* Completed HUD “Wild and Scenic Rivers – Partner Worksheet” found at:

<https://www.hudexchange.info/programs/environmental-review/wild-and-scenic-rivers/>

* Map with project site boundaries visible documenting the distance to the Sipsey Fork of the West Fork River.
* Printed Alabama Segments from the Nationwide Rivers Inventory (NRI) in project county from: <https://www.nps.gov/subjects/rivers/alabama.htm>
* Map showing the distance from the project boundaries and any rivers/creeks on NRI and discussion of effects, if any, of the project on the river/creek.

*Experts to Contact for Assistance*:

* State and federal park service, naturalists and/or geologists
* State natural heritage programs
* State wildlife resource management agencies
* Local university natural scientists, geologists, and Sierra Club or Audubon Society Representatives
* State resource conservationist
* Natural Resources Conservation Service (NRCS) - USDA
* District conservationist, NRCS
* County planner, county planning department or conservation district

**Water Resources (D.2, D.3)**

1. Is the site subject to rapid water withdrawal problems that change the depth or character of the water table or aquifer? Are there a large number of wells or wells that pump large quantities of water from the water table near the proposed project site?
2. Will the project use groundwater for its water supply? If so, is the groundwater safe for use for the intended purposes?
3. Are there visual or other indications of water quality problems on or near the proposed project site (*e.g.*, algae blooms or state listing as an impaired stream/waterway)?
4. Will the project involve a substantial increase in impervious surface area? Have runoff control measures and/or permeable surfaces been included in the design?
5. Will the project substantially reduce groundwater recharge due to increase in impervious surface area? If so, are sensitive groundwater dependent features (*e.g.*, wetlands) present that could be affected? If yes, have appropriate measure been included in the design to promote groundwater recharge?
6. Is the project located in a state or locally designated sensitive watershed area? If so, have appropriate run-off control measures been included in the design (e.g., the storm-year design is increased from 10-years to 25-years, buffers are placed along surface waters, etc.)
7. Is the proposed project located in the watershed of a particularly sensitive natural area? If so, have additional run-off control measures been included in the design (*e.g.*, the storm-year design is increased from 10-years to 50-years, buffers are placed along surface waters, etc.)

*Documents That Must Be Included:*

* Completed HUD “Sole Source Aquifers – Partner Worksheet” found at:

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

* Relevant pages from Phase I ESA describing groundwater, surface water, and water well information.

*Experts to Contact for Assistance*:

* Local Planning Department
* Alabama Department of Environmental Management (ADEM)
* USGS Geological Survey or State Geological Survey
* U.S. Soil Conservation Service
* State wildlife resource management agency
* State natural heritage program
* City and/or county engineering department

**Vegetation and Wildlife (D.4)**

1. Will the project create problems by introducing nuisance or non-indigenous species of vegetation that may be ecologically disruptive, be invasive, threaten survival of indigenous plant habitats, or disrupt agricultural or timber activities?
2. Will the project damage or destroy existing remnant or endemic plant communities, especially those containing nationally, regionally or locally rare species (*e.g.*, prairie grasslands, ice-age disjuncts, local soil-type endemics, etc.)?
3. Will the project damage or destroy plant species that are legally protected by state or local ordinances?
4. Will the project damage or destroy trees without replacement and landscaping?
5. Will the project create special hazards for animal life? What types and numbers of animals will be affected and how?
6. Will the project impact migratory birds?
7. Does the project site host any species that are monitored or listed by local, state, tribal or the federal government?
8. Will the project impact any critical habitat for species that are monitored or listed by local, state, tribal or the federal government?
9. Will the project damage or destroy existing wildlife habitats (*e.g.*, removal or blockage of wildlife corridors, such as a riparian buffer?)
10. Will excessive grading alter the groundwater level and thus cause death of trees and ground cover which in turn diminishes animal habitat?
11. Will the project damage game fish habitat or spawning grounds? When answering this question off-site damage resulting from erosion and storm water run-off should be considered.
12. Will the project create conditions favorable to the proliferation of pest species?
13. Will the project create conditions (*e.g.*, generate excessive noise, introduce pesticide usage) that could harm or harass wildlife species that are nationally, regionally or locally rare or protected by state or local ordinance?

*Documents That Must Be Included:*

* Completed HUD “Endangered Species Act – Partner Worksheet” found at:

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

* Species list for the project county found at:

<https://www.fws.gov/daphne/es/specieslst.html>

* Provide map, paperwork generated from USFWS online mapping tool to determine if the project site contains critical habitat for threatened or endangered species available at:

<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>

* Provide species list for your defined project using the IPaC tool located at https://ipac.ecosphere.fws.gov/

*(For project site acreage)*

*Experts to Contact for Assistance*:

* Wildlife biologist
* Environmental scientist
* biologist/ecologist from a university, state natural resources agency, or state natural heritage program
* state forestry department
* USDA Soil Conservation Service
* **IMPORTANT:** Project applicants should not contact the U.S. Fish & Wildlife Service (USFWS) or National Marine Fisheries Service for formal determination.

**ENVIRONMENTAL JUSTICE - (EXHIBIT E)**

1. Are there low-income and/or minority communities in the vicinity of the project site?
2. Does the project create adverse environmental impacts that are disproportionately high for low-income and/or minority communities? If so, can the adverse impacts be mitigated?

*Documents That Must Be Included:*

* Completed HUD “Environmental Justice – Partner Worksheet” found at:

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

* Environmental Justice Screen Report for project location found at:

<https://www.epa.gov/ejscreen>

*Experts to Contact for Assistance*:

* Review land use plans, census information and the U.S. EPA Environmental Justice webpage (EJ View).
* Consider local government sources such as the health department or school district that may be more current or focused on the neighborhood as their unit of analysis.

**LAND DEVELOPMENT**

**EXHIBIT A**

**Conformance with Land Use Plans**

**(A.1)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Compatible Land Use and Zoning**

**(A.2)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Scale and Urban Design**

**(A.3)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Soil Suitability**

**(A.4)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Slope Stability**

**(A.5)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Erosion Potential**

**(A.6)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Drainage/Storm Water Runoff**

**(A.7)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Hazards and Nuisances including Site Safety and Noise**

**(A.8)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Air Quality**

**(A.9)**

**LAND DEVELOPMENT**

**EXHIBIT A**

**Energy Consumption**

**(A.10)**

**SOCIOECONOMIC**

**EXHIBIT B**

**Employment and Income Patterns**

**(B.1)**

**SOCIOECONOMIC**

**EXHIBIT B**

**Demographic Character Changes**

**(B.2)**

**SOCIOECONOMIC**

**EXHIBIT B**

**Displacement**

**(B.3)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Educational and Cultural Facilities**

**(C.1)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Commercial Facilities**

**(C.2)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Health Care**

**(C.3)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Social Services**

**(C.4)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Solid Waste Disposal/Recycling**

**(C.5)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Wastewater/Sewers**

**(C.6)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Water Supply**

**(C.7)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Public Safety-Emergency Medical**

**(C.8)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Parks, Open Space and Recreation**

**(C.9)**

**COMMUNITY FACILITIES AND SERVICES**

**EXHIBIT C**

**Transportation and Accessibility**

**(C.10)**

**UNIQUE NATURAL FEATURES AND WATER RESOURCES**

**EXHIBIT D**

**Unique Natural Features**

**(D.1)**

**UNIQUE NATURAL FEATURES AND WATER RESOURCES**

**EXHIBIT D**

**Groundwater Resources**

**(D.2)**

**UNIQUE NATURAL FEATURES AND WATER RESOURCES**

**EXHIBIT D**

**Surface Water Resources**

**(D.3)**

**UNIQUE NATURAL FEATURES AND WATER RESOURCES**

**EXHIBIT D**

**Vegetation and Wildlife**

**(D.4)**

**ENVIRONMENTAL JUSTICE**

**EXHIBIT E**

**Environmental Justice**

**(E.1)**