



Broad Tiered Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR Part 58.35(a)

Project Information

Project Name: HOME Single Family Housing Rehabilitation Program
ERR File # 69.06 **IDIS #**

Responsible Entity/Grant Recipient: City of Iowa City
Preparer: Brianna Thul, Community Development Planner
Certifying Officer: Erika Kubly, Neighborhood Services Coordinator
Direct Comments to: Brianna Thul, Senior Community Development Planner

Project Location: TBD - Iowa City, Iowa

Project Description [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: This project consists of funds from the city’s HOME allocation to rehabilitate single family housing occupied by low income homeowners and/or renters throughout Iowa City. The program is administered by the City of Iowa City.

Approximate size of the project area: TBD

Length of time covered by this review: through 6/30/2027

Maximum number of dwelling units or lots addressed by this tiered review: 10

Level of Environmental Review Determination: Categorically Excluded SUBJECT TO §58.5 per 24 CFR 58.35(a): (3)(i) Rehabilitation of buildings and improvements when the following conditions are met:(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed;

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
M-24-MC-19-0205	CPD	HOME Investment Partnerships Program (HOME)	\$90,000

Estimated Total HUD Funded Amount: \$90,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$90,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities and Written Strategies

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5 and 58.6</p>	<p>Was compliance achieved at the broad level of review?</p>	<p>If Yes: Describe compliance determinations made at the broad level. If No: Describe the policy, standard, or process to be followed in the site-specific review.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS - 24 CFR 50.4 & 58.6</p>		
<p>Airport Hazards 24 CFR Part 51D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>One airport is within 15 miles of Iowa City. Each project site will be verified to ensure it is not in a Hazard/Clear Zones. If in an Accident Potential Zone, it will have to meet Department of Defense guidelines and land use policies.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>No Coastal Barrier Resource Areas in Iowa. https://fwsprimary.wim.usgs.gov/cbrs-mapper-v2/</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Each project site will be verified to determine if located within a SFHA as referenced by FEMA FIRM maps. If in a floodplain, flood insurance will be required. Documentation will include a FIRMette and proof of flood insurance as applicable.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS - 24 CFR §58.5</p>		
<p>Clean Air Clean Air Act, as amended, sections 176(c) & (d); 40 CFR 6, 51, 93</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>There are presently no non-attainment areas in Johnson County, IA. See documentation in ERR central digital file.</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>No coastal zone management programs exist in Iowa, as established by National Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management. https://koordinates.com/layer/20522-us-coastal-zone-management-act-boundary/</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Each project site will be reviewed to determine if there are any on-site or toxic, hazardous, or radioactive substances nearby that would conflict with the intended use of the site. This will include a field inspection, land use search, and review of environmental compliance sources such as IDNR Facility Explorer, EPA ECHO Facility</p>

		Search, and IDNR Storage Tank Search. If hazards are present, mitigation measures to prevent the hazard from affecting the project occupants will be used, the hazard will be remediated with the assistance of the appropriate agency, or a new site will be located. Radon to be considered as applicable per city policy.
Endangered Species Endangered Species Act of 1973, section 7; 50 CFR 402	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Project activities are of the type likely to have “no affect” on a Federally listed endangered or threatened species or its habitat due to project being rehabilitation of existing structure. However, each project will be examined for any potential to affect endangered species or habitats and federal/state agencies will be consulted if necessary. Upon consultation, the project will either implement any necessary mitigation or a new site will be located.
Explosive and Flammable Hazards 24 CFR 51C	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Project does not include development, construction, or rehabilitation that will increase residential densities or conversion.
Farmlands Protection Farmland Protection Policy Act of 1981, sections 1504(b) and 1541; 7 CFR 658	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Project involves already existing structures within City limits in the urbanized area which will be rehabbed as part of the funded project activity. Therefore, prime farmland, unique farmland, or land of statewide or local importance will not be affected. However, a map documenting that finding will be included for each site.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Each project site will be verified to determine if located within a SFHA as referenced by FEMA FIRM maps. If in a floodplain, an 8-step process will be completed if determined that there are no practicable alternatives to floodplain development, or a new project site will be located. Documentation will include a FIRMette.
Historic Preservation National Historic Preservation Act of 1966, sections 106 and 110; 36 CFR 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Each project site will be subject to a Section 106 review process to determine the historic impact of the project. SHPO and tribal entities as applicable will be consulted. All requirements identified by the review will be followed and completed before the project will be eligible for funding.
Noise Abatement and Control	Yes <input type="checkbox"/> No <input type="checkbox"/>	Project site(s) will be reviewed for potential noise generators within the vicinity of the

Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	project. As required, noise assessments will be performed in accordance with the Noise Assessment Guidelines and any mitigation identified.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, section 1424(e); 40 CFR 149	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Project is not located within area of an EPA-designated sole source aquifers in Iowa. See documentation in ERR central digital file.
Wetlands Protection Executive Order 11990, sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Information for each project site will be verified on the U.S. FWS wetland mapper to determine if the project is within or will have an impact on designated wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, section 7(b) and (c)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Project will not be within 1 mile of a designated Wild & Scenic River, or river being studied as a potential component of the Wild & Scenic River system. See documentation in ERR central digital file.
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project will be reviewed for its environmental impacts by using the EPA's Environmental Justice Mapper Report to compare demographic data and identify adverse health or environmental effects disproportionately impacting minority and low-income populations. If any adverse impacts, mitigation measures must be proposed and accepted including documentation of providing information to the community and participation in the planning process to address the effect.

Attach supporting documentation as necessary, including a site-specific checklist.

Determination:

- Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
- There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature:

Brianna Thul
Brianna Thul (May 22, 2024 16:57 CDT)

Date: May 22, 2024

Brianna Thul, Senior Community Development Planner
City of Iowa City

Responsible Entity Agency Official Signature:

Erika Kubly

Date: May 23, 2024

Erika Kubly, Neighborhood Services Coordinator
City of Iowa City

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

This document represents the Tier 1 or Broad-Level review *only*. As individual sites are selected, this review must be supplemented by individual Tier 2 or Site-Specific reviews for each site. All laws and authorities requiring site-specific analysis will be addressed in these individual reviews.






HOME Rehab Checklist

Final Audit Report

2024-05-23

Created:	2024-05-22
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"HOME Rehab Checklist" History

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