



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Salt-Lake-City-Community-Land-Trust

**HEROS
Number:** 900000010141886

**Responsible Entity
(RE):** SALT LAKE CITY, 451 S State St Salt Lake City UT, 84111

**State / Local
Identifier:** UT

RE Preparer: Ethan Sellers

**Certifying
Officer:** Lani Eggertsen-Goff

**Grant Recipient (if different than Responsible
Entity):**

Point of Contact:

**Consultant (if
applicable):**

Point of Contact:

**Project
Location:** Salt Lake City, UT 84111

Additional Location Information:
N/A

**Direct Comments
to:** 451 S State Street, SLC UT
Jennifer.Schumann@slcgov.com

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Under allowances in CFR 570.201 (a), Salt Lake City will purchase land and homes under the Community Land Trust (CLT) program. This program will ensure that homes in the program stay affordable for the families living in them for perpetuity. Salt Lake City will leverage non-federal funding (General Funds) to purchase properties to put into the CLT. Homes that are placed into the trust can be purchased by low income homebuyers, while the CLT maintains ownership of the land itself. This allows the City to preserve the homes affordability into the future while still allowing the buyer to build equity in their home. The homes assisted will be based on AMI, rather than geographic location. However, they will all be in Salt Lake City boundaries. All households assisted will be 0-80% AMI as the prerequisite for the program. While the program is citywide, the majority of recipients will live west of I-15 and encompass houses ranging from 300 North to 2100 South, which is SLC's CDBG target area. For 58.35 (a)(3) requirements homes receiving the repair, building for residential use (with one to four units), the density will not increased beyond four units, the land use will not change, and the footprint of the building will not increased in a floodplain or in a wetland. For 58.35 (a)(5) Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

Maps, photographs, and other documentation of project location and description:

Approximate size of the project area: more than 1 square mile

Length of time covered by this review: 5 Years

Maximum number of dwelling units or lots addressed by this tiered review:
15

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:
58.35(a)(3)
58.35(a)(5)

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.

Approval Documents:

[CLT Complete Signature.pdf](#)
[CLT\(1\).pdf](#)

7015.15 certified by Certifying Officer 12/18/2020
on:

7015.16 certified by Authorizing Officer 3/1/2021
on:

Funding Information

Grant Number	HUD Program	Program Name
B-20-MC-49-0004	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: \$1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,000,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Was compliance achieved at the broad level of review?	Describe here compliance determinations made at the broad level and source documentation.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Coastal Barrier Resources Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no coastal barrier locations in Salt Lake City.
Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project does not impact air quality. There is no heavy construction being completed with this project.
Coastal Zone Management Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No coastal zones are in Salt Lake City. There is no information in the NOAA website related to Coastal Zone Management.
Contamination and Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No effect on any endangered species in Salt Lake City. The program is used to

		assist families or individuals to purchase already established and constructed homes. There is no destruction or removal of currently vacant or undeveloped land.
Explosive and Flammable Hazards	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Farmlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Farmlands Protections does not apply for this down payment program. All units that will be assisted with mortgage down payment are already constructed and in an urban county and city.
Floodplain Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Historic Preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Noise Abatement and Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sole Source Aquifers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sole Source Aquifers does not apply due to the fact that this program does not involve new heavy construction or conversion.
Wetlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands protection does not apply to the program as it wont be near wetlands. The program falls under CFR 570.201 (a).
Wild and Scenic Rivers Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no wild or scenic rivers in Salt Lake City where the CLT program is located.
ENVIRONMENTAL JUSTICE		
Environmental Justice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All assisted units must complete an habitability inspection as well as a lead based paint inspection to ensure that the home is in a livable condition. The other environmental factors that are not broadly achieved will check whether the area has noise, contamination, floodplains, and other hazards that may disproportionately effect people of certain race, color, national origin, and low income.

Supporting documentation[Air Quality Maps.pdf](#)[Coastal Barrier Map SLC 2020.pdf](#)[Coastal Barrier Map SLC 2020\(1\).pdf](#)[IPaC Endangered Species Map.pdf](#)[Environmental Justice Maps.pdf](#)[Farmlands map.pdf](#)[FEMA Flood Map Service Center SLC.pdf](#)

[FEMA Flood Map Service Center SLC\(1\).pdf](#)
[SLC Programmatic Agreement.PDF](#)
[Sole Source Aquifers map.pdf](#)
[Wetlands Map.pdf](#)
[Wild and Scenic Rivers.pdf](#)
[hazardous Waste Proximity Map.pdf](#)
[hazardous Waste Proximity Map\(1\).pdf](#)
[Noise Map SLC.pdf](#)

Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

1	Airport Hazards To ensure that airport hazards are cleared and completed before payment assistance can be made the subrecipient, the agency submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. That will include the location of the home in process, to ensure that it is outside of 15,000 feet of a military airport and/or 2,500 feet of a civilian airport. The PJ will also attach the noise map of the area. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
2	Flood Insurance To ensure that Flood Insurance is cleared and completed before payment assistance can be made the subrecipient submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. The site-specific review includes the flood zone map to determine that the home does not require flood insurance or is excepted from flood insurance. The flood maps that will be attached are the FEMA Flood Insurance Rate Map (FIRM). All projects must be in a safe area on the flood map to receive SLC CDBG assistance. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
3	Contamination and Toxic Substances To ensure that Contamination and Toxic Substances is cleared and completed before payment assistance can be made the subrecipient submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. That will include evidence that the site is not contaminated by attaching a NEPA Map that notates all the potential contaminates around the home. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
4	Explosive and Flammable Hazards

	To ensure that Flood Insurance is cleared and completed before payment assistance can be made the subrecipient submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. The site-specific review includes the flood zone map to determine that the home does not require flood insurance or is excepted from flood insurance. The flood maps that will be attached are the FEMA Flood Insurance Rate Map (FIRM). All projects must be in a safe area on the flood map to receive SLC CDBG assistance. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
5	Floodplain Management
	To ensure that Contamination and Toxic Substances is cleared and completed before payment assistance can be made the subrecipient submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. That will include evidence that the site is not contaminated by attaching a NEPA Map that notates all the potential contaminates around the home. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
6	Historic Preservation
	To ensure that Explosive and Flammable Hazards is cleared and completed before payment assistance can be made the subrecipient submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. That will include evidence that the site is not within the required distance of storage tanks as required by HUD, 24 CFR Part 51 Subpart C, by attaching a NEPA Map that notates all the potential hazards around the home. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.
7	Noise Abatement and Control
	To ensure that Floodplain Management is cleared and completed before payment assistance can be made the subrecipient, the agency shall submit a request for the PJ, Salt Lake City, to complete a site-specific environmental review. This site review includes the FIRM around the specific home receiving funding, to confirm that the home is not on the floodplain and that mitigation is not required. All projects must be in a safe area on the flood map to receive SLC CDBG assistance. This will be assessed by Salt Lake City staff when any request for CDBG funding is requested for any property in Salt Lake City.

Supporting documentation

[Site-Specific-Form-2020.pdf](#)

APPENDIX A: Site Specific Reviews