



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-HOUSING-REHABILITATION-AND-HOMEBUYER-PROGRAM

**HEROS
Number:** 900000010141116

**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 84114

Additional Location Information:
451 S State St.

Direct Comments 451 S State Street, SLC UT, 84111
to: Jennifer.Schumann@slcgov.com

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

Funds will be used for allowed CDBG 24CFR Part 570.202 activities to provide benefit to low to moderate income persons, prevent or eliminate slum and blight and for urgent community needs that threaten health & welfare of residents. Salt Lake City's mission is to develop and enhance livable, healthy and sustainable neighborhoods. To achieve this goal this program offers home ownership opportunities through Welcome Home Salt Lake City and rehabilitation loans to achieve building code compliance, emergency repairs and historic preservation. The population served by these programs are qualified buyers or homeowners whose incomes are at or below the 80% of the area median income. 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. 58.35 (2) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons. 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. 58.35 (6)(5) Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest buy downs, and similar activities that result in the transfer of title, this program will focus on home loans.

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:
600

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)(2)
58.35(a)(3)
58.35(a)(6)

Determination:

<input type="checkbox"/>	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
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✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.
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Approval Documents:

[Housing Rehab Complete Signature.pdf](#)

[Housing Rehab\(1\).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: \$2,600,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,600,000.00

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 repair 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 and focuses on home repairs.
Wetlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands protection does not apply to the down payment program. The program falls under 24CFR Part 570.202
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 Repair program is located.
ENVIRONMENTAL JUSTICE		
Environmental Justice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All units requesting assistance 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.
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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	<p>Airport Hazards</p> <p>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.</p>
2	<p>Flood Insurance</p> <p>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.</p>
3	<p>Contamination and Toxic Substances</p>

	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 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.
5	Floodplain Management
	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.
6	Historic Preservation
	To ensure that Historic Preservation is cleared and completed, before assistance is given to the program, the agency submits a request for the PJ, Salt Lake City, to complete a site-specific environmental review. This review includes the location of the home and the map of the historic districts. The program must comply with the programmatic agreement within the Utah State Historic Preservation Office (SHPO) guidelines. If it does not the assistance will not be provided. The SHPO agreement allows for this type of CDBG program, but SLC will access anytime the agency requests something that could affect the SHPO compliance. SLC HAND will approve any project on the site-specific ER if it's SHPO compliant.
7	Noise Abatement and Control
	To ensure that Noise Abatement and Control are cleared and completed before agency approval or funding can be made to the subrecipient, the agency submits a request for the PF, Salt Lake City, to complete a site-specific environmental review. That environmental review will include the location of the home and the Noise Map and dB of the area will be reviewed. Only homes within the acceptable range of noise (less than 65 dB) are allowable within this program. 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

1	Site-Specific Review Name:	809Wilmington
	Site Address:	809 E Wilmington Ave, Salt Lake City, UT, 84106
	Completed Site-Specific or Second Tier Review:	Combined 809 ER.pdf