

Phase I Environmental Review / Environmental Test Results

A Phase I Environmental Site Assessment prepared in accordance with ASTM E-1527-21 and the Agency requirements found in the Submission Guide for Architects (list of non-scope items to be investigated by the Environmental Consultant), is required for ALL applications. Existing buildings scheduled for rehabilitation or demolition shall be investigated for environmental hazards. The report cannot be more than 12 months old at the time the Application is submitted. An updated report provided by the original report's environmental consultant may be provided when the original report is between 12 and 24 months old at the time the Application is submitted. Only the executive summary of the Phase I report shall be submitted in the Application. The update report from the environmental consultant must certify that the five (5) actions listed as items (i-v) under section 4.6 *Continued Viability of Environmental Site Assessment* of the ASTM E 1527-21 Environmental Site Assessment Standard have been met. Only the executive summary of the report should be submitted in the Application, which shall indicate if remediation or further testing is required and include a cost estimate for remediation. The report shall also be accompanied by a certification from the applicant stating that any issues raised in the environmental review have been reviewed and budgeted accordingly in the development budget. The applicant must provide a breakdown of related costs and identify where this cost is included in the development budget. If the executive summary indicates there are no environmental issues, a certification is not necessary.

For existing buildings scheduled for rehabilitation, the Phase I report must also include testing for the following hazards: lead in water, lead-based paint, asbestos and radon. For existing buildings scheduled to be demolished as part of the project, only testing for asbestos is required. For projects that involve the rehabilitation of a non-residential building, please refer to the testing requirements on the following page.

All environmental samplings shall be performed by certified personnel, and all testing shall be done by an accredited testing laboratory. If any of the results from the tests are above the "action" level, remediation of the hazards must be included in the scope of work. Post remediation testing, and additional remediation work, if required, must be performed until satisfactory results are documented.

If rehabilitating or preserving existing multifamily rental housing and the building(s) has been deemed 'Lead-Free' or 'Asbestos Free,' please provide an environmental clearance from a third-party environmental consultant in lieu of the required testing results.

All HOME-ARP program applicants must follow the Environmental Remediation Monitoring Program found at Section 1.24 of the Submission Guide for Architects.

Lead in Water: At least one (1) test for lead in the domestic water shall be performed in each building within the development. In buildings larger than 10,000 total square feet, at least two (2) tests shall be performed. Each test shall consist of two samples; an initial draw sample taken after a period of no water use, and a second sample taken after thoroughly flushing the system. Samples shall be taken as far as possible from the water service entrance to the building. In a rehabilitation development, if all water lines within the building and all lines out to the public water main are scheduled for replacement as part of the project, testing for lead in the water is not required.

Lead Based Paint: Lead based paint testing shall be performed using an X-ray Fluorescence spectrum analyzer (XRF) and in accordance with HUD's "Final Rule", 24 CFR Part 35, as amended June 21, 2004. Lead based paint testing is not required for buildings constructed after 1978 or for those buildings with occupancy limited to individuals 62 years of age and older.

Asbestos: A survey of any building(s) constructed prior to 1978 shall be performed to identify suspect asbestos containing materials. All such materials shall be tested using polarized light microscopy (PLM).

Radon: The Agency requires that radon resistant construction techniques be incorporated into all new construction. This requires the installation of a "passive" sub-slab depressurization system, vented through the roof. Because the incidence of radon in a building cannot be determined prior to construction, sub-slab depressurization systems need not have exhaust fans installed prior to occupancy of the building. When the building is complete, radon tests must be done on every ground floor or basement apartment, community space and commercial spaces, to determine the need for installation of exhaust fans. These tests must be performed after construction completion and prior to occupancy for all developments. Contractors must, as part of the original contract work, provide a common house (non-tenant) power source in close proximity to vents for installation of fans if required. An Indicator to signify the fan is in operation, must be visible in a common area.

For existing non-residential buildings being converted to multifamily housing, Radon testing shall be performed on the lowest floor level of each building in the development, at a rate of one test for every 2,000 square feet of basement/ground floor area. In addition, a test shall be performed in each stair tower and elevator shaft that will remain in use after the rehabilitation.

For existing residential housing being rehabbed, radon must be tested in at least 100% ground contact Units and Community spaces, plus at least 10% of all Units above that with a minimum of one test per floor.

HOME-ARP Environmental Checklist

To be submitted by all HOME-ARP applicants along with any additional documentation requested below

1. Floodplain Management [Executive Order 11988; EO13690, EO14030, 24 CFR 55; 78 CFR 68719]

Is any part of the project site in a Federal Flood Risk Management System Floodplain?

- NO. Provide a Flood Insurance Rate Map (FIRM) with your project site located. This can be prepared at: <https://msc.fema.gov/portal>
- YES, but no ground disturbance is planned for the portion of the site within the floodplain (i.e. building or road construction, parking lots, playgrounds, paving, utility improvements, landscaping or regrading). Provide a Flood Insurance Rate Map (FIRM) with your project site located. (See link above.)
- YES, ground disturbance is proposed in a Federal Flood Risk Management System Floodplain. Provide a FIRM with your project site located. (See link above.)

2. Wetlands Protection [Executive Order 11990; 24 CFR 55; 78 CFR 68719]

Does this project involve new construction, expansion of a building's footprint, or ground disturbance that will impact an on-site or off-site wetland?

- NO. Nothing further is required.
- YES. An eight-step process must be completed by PHFA to determine if there are no practicable alternatives to wetland disturbance. To facilitate this process, please provide:
 - A National Wetland Inventory (NWI) Map prepared for your project site area. This can be prepared at: <http://www.fws.gov/wetlands/Data/Mapper.html>, and
 - A Phase I ESA prepared in accordance with ASTM E 1527-21 that looks at the non-scope issue of wetlands on the project site (which is already required in Tab 17 of the LIHTC Application).

3. Historic Preservation [36 CFR 800]

Compliance with Section 106 is required for all HOME-ARP applicants. To document compliance, please provide:

A SHPO response. The SHPO consultation request must be submitted online via PA-SHARE, 30 days prior to the PHFA Application submission due date. PA-SHARE may be found at:

<https://www.pa.gov/en/agencies/phmc/pa-share.html>

Has the building or site been determined to have historic or archeological significance?

- NO. Nothing further is required.
- YES. Are additional studies, investigations or reviews by the SHPO required prior to construction start?
 - NO.
 - YES. (Describe on a separate sheet.)

Has an application for Federal or State Historic Rehabilitation Tax Credits been submitted?

NO. Nothing further is required.

YES. You are also required to provide: National Register Determination of Eligibility, Approved Part One of the Historic Rehabilitation Tax Credit Application, name and contact information of Historic Consultant for the project, and a copy of the Historic Consultant Contract.

4. Site Contamination [24 CFR 50.3(i); 24 CFR 58.5(i)(2)]

Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?

NO. See below.

YES. (Describe on a separate sheet.)

To document either response, please provide a Phase I ESA prepared in accordance with ASTM E 1527-21 (which is already a requirement of the HOME-ARP program).

5. Explosive and Flammable Facilities [24 CFR 51, Subpart C]

Does the project include any of the following activities: development, construction, or rehabilitation that will increase residential densities, or conversion?

NO. Nothing further is required.

YES. Are there any current or planned stationary aboveground storage tanks (ASTs) within one (1) mile of the project site?

NO. Nothing further is required.

YES. Provide a map showing all ASTs found within one (1) mile of the project site.

Provide a Phase I ESA prepared in accordance with ASTM E 1527-21 (which is already a requirement of the HOME-ARP program).

6. Noise Abatement and Control [24 CFR 51, Subpart B]

Are there potential noise generators in the vicinity of the project? (i.e. major roadways within 1,000 feet, railroads within 3,000 feet and military or FAA-regulated airfields within 15 miles)

NO. See below.

YES. See below.

To document either response, provide a map with a graphic scale showing the project site and the location of any of these potential noise generators.

7. Endangered Species [50 CFR 402]

Does the proposed scope of work for the project include ground disturbance?

- NO. Nothing further is required.
- YES. Does the project involve any activities that have the potential to effect federally listed endangered species or designated critical habitats in the disturbed area?
 - NO. See below.
 - YES. On a separate sheet, describe the effects and the measures that will be taken to mitigate or minimize the effects.

To document either response above, please provide: A Pennsylvania Natural Diversity Index (PNDI) Review prepared for the project site on the Pennsylvania Natural Heritage Program's website. This can be prepared at:
<http://www.naturalheritage.state.pa.us/>

8. Farmland Protection [7 U.S.C. 4201 et seq.; 7 CFR 658]

Does the project include any activities, including new construction, acquisition of undeveloped land, or conversion that could potentially convert one land use to another?

- NO. Nothing further is required.
- YES. Does the project meet one of the exemptions? (The main exemption is that the project is on land already in or committed to urban development; the easiest acceptable way to prove this is to show that the site in question is in an Urban "Tint Overprint" area on a USGS Topo MAP.)
 - YES. Indicate which exemption applies. Nothing further is required.
 - NO. Does the project site include "Important Farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the FPPA?
 - NO. See below.
 - YES. Consider alternatives to completing the project on important farmland and means of avoiding impacts to Important Farmland.

To document either response above, please provide

- 1.) An Urban "Tint Overprint" map prepared at: <https://tigerweb.geo.census.gov/tigerweb>
or
- 2.) a study prepared on the USDA Web Soil Survey at:
https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm?TARGET_APP=Web_Soil_Survey_application_rqtxk2jnvvfzzmgv2j3015cr

9. Air Quality [40 CFR 6; 40 CFR 51; 40 CFR 93]

Does the project include new construction or conversion of land use facilitating the development of five or more dwelling units?

- NO. Nothing further is required.
- YES. Is the county in which the project is located in nonattainment or maintenance status for any criteria pollutants? (As of 9-30-2024 this includes Allegheny, Armstrong, Beaver, Berks, Bucks, Butler, Carbon, Chester, Delaware, Fayette, Indiana, Lancaster, Lehigh, Montgomery, Northampton, Philadelphia, Warren, Washington and Westmoreland counties.)
 - NO. Nothing further is required.
 - YES. Nothing further is required at this time.

10. Wild and Scenic Rivers [16 U.S.C. 1271 et seq.]

Is the project located within one-quarter mile proximity of a National Wild and Scenic River System (NWSRS)? This is defined as a 1) *Wild and Scenic River*, 2) *Study River*, or 3) *Nationwide Rivers Inventory (NRI) River*. This information may be found at:

<http://www.rivers.gov/pennsylvania.php>,
<http://www.dcnr.state.pa.us/brc/conservation/rivers/scenicrivers/index.htm>,
<http://www.nps.gov/ncrc/programs/rtca/nri/states/pa.html>

- NO. See below.
- YES. See below.

For either response above, provide a map extending $\frac{1}{2}$ mile from the project site in each direction, showing all waterways in the area. Indicate the boundary of the area $\frac{1}{4}$ mile from the site.

11. Sole Source Aquifer [40 CFR 149]

Is the project located on a sole source aquifer (SSA)? (PA has two SSAs; one covering approximately 75 square miles in the Seven Valleys area of Southern York County and the other runs the entire length of the Delaware River in Eastern PA extending out two miles from the River in Wayne, Pike, Monroe, Northampton, Bucks, Philadelphia and Delaware Counties.) Is the project site located in one of the aforementioned counties?

- NO. Nothing further is required.
- YES. Does the project include any activities beyond acquisition, leasing, or rehabilitation of existing buildings?
 - NO. Nothing further is required.
 - YES. Provide a map showing the location of the project site.

12. Coastal Zone Management [16 U.S.C. 1451 et seq.]

Is the project located in, or does it affect, a coastal zone as defined in the state's coastal management plan? (PA has Coastal Zones along the Delaware Estuary in Bucks, Philadelphia and Delaware Counties as well as along Lake Erie in Erie County.)

- NO. Nothing further is required.
- YES. Provide a Map showing your project's proximity to the Delaware River or Lake Erie. Information on PA coastal zones can be found at the following web address:
<https://www.dep.pa.gov/Business/Water/Compacts%20and%20Commissions/Coastal%20Resources%20Management%20Program/Pages/About-the-Program.aspx>

13. Airport Hazards [24 CFR 51, Subpart D]

Is the project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

- NO. Nothing further is needed.
- YES. Provide a map with a graphic scale showing the project site in relation to the military or civilian airport.