

OHFA Phase I Environmental Standards for HDAP/OHTF Projects

The following lists of environmental review items pertain specifically to successful projects/applicants of Housing Credits that are schedule to receive HDAP/OHTF (aka “Trust Funds”).

In general terms, these standards go above and beyond the ASTM 1527-05 Phase I standards. They are designed to help ensure the safe living environment of the future residents of the planned community and those of the surrounding area. It is our goal to see that projects comply with these standards and work with OHFA’s Contractor to achieve OHFA’s environmental clearance in the most expeditious manner possible. **THERE IS NO NEED TO RE-SUBMIT THE ASTM PHASE I THAT WAS SUBMITTED WITH THE AHFA.**

An overview of the OHTF ER process as administered by OHFA staff:

- 1 Projects are notified by OHFA that they are scheduled to receive OHTF funds. At that time they will receive a hard copy of these standards.
- 2 OHFA’s ER contractor will provide initial guidance to the projects’ designated point of contact/developer. The developer will be given a timeframe in which to supply OHFA’s contractor with the responses to these standards.
- 3 OHFA’s contractor will provide the developer with a “Needs List” of any additional items that are site specific and required to complete the ER review. In the event that OHFA’s ER contractor discovers items of concern after the initial needs list is responded to, a project could receive an additional needs list(s).
- 4 Once all of the required and requested items are supplied to OHFA’s ER contractor, the contractor will complete the work and supply the developer with a list of required mitigations. Once the mitigations are agreed to, OHFA’s contractor will release the ER review to OHFA.
- 5 OHFA will issue an “Environmental Clearance” letter to the project. At that time, and not until then, construction can commence.

Please keep in mind that the above outlined process can take about 4 – 6 weeks from start to finish. This time frame relies on a “clean site” and a motivated developer. Should either of these two things be missing the process will take longer, so PLEASE plan accordingly.

Requirements for the OHTF ER Review

The following requirements are in addition to the ASTM Phase I ASTM 1527-05.

1. A “Reliance” statement/letter to the Ohio Housing Finance Agency.
 - Use of the ASTM standard letter is required.
2. United States Geological Survey (USGS) Topographic map of the site.
3. Provide a site plan/sketch. (This should be to scale.)
 - a. Must show prominent site features and identify adjacent land use.
4. Provide a CD-R that contains no less than 10 photographs.
5. Interviews.
 - a. Health Department, Fire Department, current site owner/operator, etc.
 - Use of the ASTM standard interview is required.
6. Adequate historical documentation identifying the site’s first obvious use or back to 1940, whichever is earlier.
7. Availability and supplier of utilities.
 - a. Sewer disposal, electricity, potable water, etc.
 - Use of the ASTM standard interview is required.
8. Interior inspection of all on-site structures.
 - Use of the ASTM standard interview is required.
9. Consideration of chemical/petroleum storage areas, dumping, etc.
10. Consideration of current and historic use of adjacent properties.
11. Search of government records to the required approximate minimum search distances (AMSD).
 - a. National Priorities List (NPL) sites – AMSD is 1.0 mile;
 - b. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites– AMSD is 0.5 mile;

- c. CERCLIS “No Further Remedial Action Planned” (NFRAP) sites – AMSD is the site and adjacent sites;
- d. Master Sites List (MSL) sites – AMSD is 0.5 mile;
- e. Resource Conservation and Recovery Act (RCRA) Generator sites – AMSD RCRA Corrective Action (CORRACTS) sites – AMSD is 1.0 mile;
- f. Emergency Response Notification System (ERNS) sites – AMSD is the site;
- g. Bureau of Underground Storage Tank Regulations (BUSTR) Registered Underground Storage Tanks (USTs) – AMSD is the site and adjacent sites;
- h. BUSTR Leaking UST (LUST) sites – AMSD is 0.5 mile; and,
- i. Landfills – AMSD is 0.5 mile.

12. Statement regarding the absence or presence of “recognized environmental conditions” (RECs).

- a. This statement must conform to American Society for Testing and Materials (ASTM) Standard E 1527-00 Section 11.7.1 or 11.7.2 whichever is applicable.

13. Consideration of the following items:

- a. Floodplain;
- b. Wetlands;
- c. Oil an gas wells;
- d. Noise;
- e. Air Quality;
- f. Visible mold;
- g. Farmland protection;
- h. Environmental justice;
- i. Radon;
- j. Traffic hazards;
- k. Explosion hazards;
- l. High power transmission lines;
- m. Underground mines, sink holes, or tunnels;
- n. Zoning code violations;
- o. Soil conditions;
- p. Steep slopes, lakes, ponds, or culverts;
- q. Lead based paint; and,
- r. Asbestos containing materials