

# MULTIFAMILY ENVIRONMENTAL INFORMATION

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January 2026





# Environmental Guidance

## Environmental Policy Requirements

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All AHFA Environmental Requirements for competitive applications are found at [www.ahfa.com](http://www.ahfa.com) in the Environmental Policy Requirements.

## Environmental Assessment Checklist

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Additional Post-Award environmental documentation identified in the AHFA Environmental Assessment Checklist is required for HOME and HTF projects.

# Environmental Requirements

PLAN  
AND  
STUDY

REPORT

IMPLEMENT





# ENVIRONMENTAL POLICY REQUIREMENTS

Federal Flood Risk Management Standards (FFRMS)

Alabama Department of Economic and Community Affairs  
(ADECA) 30-year Floodplain Tool

Post-Construction Radon Testing (All Zones)

## AND CLARIFICATIONS FOR 2026



# ENVIRONMENTAL POLICY REQUIREMENTS

[HUD's Climate Action Plan \(Rescinded\)](#)

[Environmental Justice \(Rescinded\)](#)

[HUD Partner Worksheets Updated](#)

[HUD Exchange Partner Worksheets](#)

## AND CLARIFICATIONS FOR 2026



# Environmental Guidance

## Site Boundaries

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Provide accurate site boundaries to EP for the property seeking AHFA funding.

## Site History

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Provide, as soon as possible to the EP, any relevant information regarding the applicant's knowledge of the site and its history.

## Regulatory Approvals

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Be prepared to allow enough time for applicable regulatory approvals (e.g., a jurisdictional determination, voluntary clean-up plan, or water covenants) so that any required approval is obtained prior to the due date.

# Environmental Tips

[www.ahfa.com/programs/rental-housing/environmental](http://www.ahfa.com/programs/rental-housing/environmental)

These tips are not meant to be exhaustive of all the items you should consider when working with your EP. Rather, the tips are meant to help applicants and their EPs avoid common mistakes.

Although the tips are designed to be consistent with AHFA's Environmental Policy Requirements and related policies and regulations, only the requirements set forth in AHFA's Environmental Policy are controlling.





# WORKING WITH YOUR ENVIRONMENTAL PROFESSIONAL



**Cost:** Understand that environmental assessments for AHFA-funded projects require significantly more work than a standard Phase I Environmental Site Assessment (ESA) and are more costly than a standard Phase I ESA.



**Timing:** Start discussions with your EP as early as possible (as soon as possible after a site is selected) to ensure they have sufficient time to prepare a complete environmental assessment before the application deadline.



**Scope of Assessment:** Carefully review the scope of work with the EP to ensure it fully complies with all of AHFA's Environmental Policy Requirements.

## TIPS



# Common Environmental Report Deficiencies

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- Noise: Must have complete noise worksheets. Include all maps and documents requested on the worksheets and make sure the worksheet summary is complete.
- Environmental Data Search distances must comply with AHFA standards.
- HUD Exchange Partner Worksheets must be included in reports.
- Airport worksheet must include the 2,500- & 15,000-foot radius maps.
- Legal descriptions in reports must match those in the application.
- Acreage in report must match the project site acreage.
- Schematic in report must be the architect's schematic from the application.

# 2026 Application Forms –

## NEPA

## Certification

(For HOME

Applicants only)

NEPA Certification	
If applicable, complete this certification for Applicants applying for HOME Funds	
Project Name:	<input type="text"/>
Address:	<input type="text"/>
City:	<input type="text"/>
Zip Code:	<input type="text"/>
County:	<input type="text"/>
Site Acreage:	<input type="text"/>
<p>Each project that receives HOME Funds must undergo an environmental assessment in accordance with the requirements of the National Environmental Policy Act (“NEPA environmental assessment”) in accordance with 24 C.F.R Part 58.1 The Ownership Entity of a project that receives an award of HOME Funds will be required to provide certain additional studies, reports and documentation necessary for AHFA to complete the NEPA environmental assessment. AHFA will notify the Ownership Entity of the NEPA environmental assessment requirements at the time of award of HOME Funds. <i>( For more information about an Ownership Entity’s submission requirements for the NEPA environmental assessment process, please review the AHFA Environmental Assessment Checklist and Guidance (Projects Selected for HOME Funding) at <a href="http://www.ahfa.com">www.ahfa.com</a> .)</i> Although these items are not required to be provided until after an award of HOME Funds, AHFA strongly encourages applicants and their EPs to review the items prior to submitting an application to ensure that there are no environmental or other conditions at the project site that would lead to the termination of the award pursuant to 24 C.F.R. Part 58.</p> <p><b>“Choice-Limiting Activities” and Other Activities Prohibited: Applicants for HOME Funding</b></p> <p>NEPA requires that no “choice-limiting activities” occur relating to the proposed project or at the project site from the time the applicant submits a HOME Program application to AHFA until the NEPA environmental assessment process is complete (see 24 C.F.R. § 58.22). The applicant must take all actions necessary to ensure that no participant in the development process (including the applicant, Ownership Entity, all Development Team Members, contractors, subcontractors, current property owner(s) or any other person) commits non-HUD funds or undertakes an activity that would have an adverse environmental impact or limit the choice of reasonable alternatives relating to the proposed project or project site.</p> <p>For projects applying for HOME Funds (regardless of whether any other form of funding is received), prohibited “choice-limiting activities” include, but are not limited to, acquiring, purchasing, rehabilitating, demolishing, converting, leasing or repairing all or any portion of the project as well as disturbing the ground</p>	

# Common Application Errors

Document	Error(s)
6.3 Property Owners	Interview date states 1/21/24;however in Appendix G states 1/21/25
7.2 Asbestos: ACM Results (K.3B)	Included statement that all friable and non-friable ACM in deteriorated condition will be completely abated
7.9 Airport Clear Zones & Accident Potential Zones: (K.3H) – Project located in ACZ or APZ? Project located within a flight path? Include name and distance to nearest airport.	Name and distance to nearest airport
6.4 EP Statement (40 CFR Part 312) and signature	Statement is not signed
ii. Tax Map	North Arrow
iv. Schematic Site Plan	Schematic must match schematic submitted with the application
Appendix B Property Records & User Questionnaire	No property records were included
Appendix D Historical Records Documentation	Correct search distance to 0.5 mile for Historic Cleaners
Appendix G Interview Documentation (Document the interviewee’s contact information and date of interview)	Provide contact information for manager. Interview for the site manager is from 2024. Provide interview data from 2025. Provide Fire Chief’s phone number. Provide email addresses for the interviews conducted by that means.
Appendix I Engagement Letter/Contract (Addendum B on EP letterhead)	Letter must be on Environmental Professional letterhead



# Common Application Errors

Continued

Document	Error(s)
K.3A ASD Calculator Sheets and figure illustrating location of all AST's within 1 mile of the site and their distance from site boundary	Propane is a pressurized and liquified gas, include ASD calculations to include the Blast Over Pressure ASD calculator sheets for the tanks
K.1 Vapor Encroachment Screening Documentation in compliance with ASTM E2600-22	Include Vapor Encroachment Screening report
K.3C Lead Based Paint Testing Results with laboratory analytical data reports	The LBP testing documentation must be included
K.3E Wetlands Delineation Report and Request for Jurisdictional Determination (as applicable)	Jurisdictional Determination (JD) to Army Corp and proof of submission
K.3F Floodplains documentation: FFRMS Floodplain report generated using FFSST, or ADECA Flood Map Report (if applicable); and evidence of flood insurance (as applicable)	Federal Flood Risk Management Standard (FFRMS) report was not included, ADECA Flood Map Report
K.3G Noise Evaluation (must include current HUD Partner Worksheets, DNL Calculator Sheets (to include a 10-year noise projection for roads), figures clearly illustrating the site boundary and noise source (with distances to each source clearly indicated on the figures), and if required, mitigation measures, cost estimate, STraCAT and/or Barrier Performance Module	Provide documentation for the use of 0% road gradient versus the default value of 2% Noise mitigation plan in accordance with AHFA requirements 10-year noise projection for vehicle traffic and include in the DNL calculator sheets Noise levels must be measured from the project-site boundary closest to the noise source
K.3H Airport Hazards with all required HUD Airport Hazard Worksheets, Runway Clear Zones, and a Google Earth (or equivalent) map illustrating the site location relative to each airport within the specified distances. This map should show 2,500 and 15,000 foot radius from the project site.	Map showing 2,500 feet and 15,000 feet radius not included





# AHFA MULTIFAMILY COMPETITIVE CYCLE ENVIRONMENTAL GUIDANCE



All AHFA Environmental Requirements for all competitive applications are found in the Environmental Policy.



Additional Post-Award environmental documentation identified in the AHFA Environmental Assessment Checklist is required for HOME, HOME-ARP and HTF projects.

**Important (HOME and HTF):** Project applicants **should not** contact the Alabama Historical Commission, the Alabama State Historic Preservation Officer (SHPO), US Fish & Wildlife (USFWS), or National Marine Fisheries Service for formal determination.

TIPS



# Tips After Application Submitted

## Response to AHFA Missing Documents/Clarifications

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Upon receipt of AHFA comments to the environmental assessment, immediately forward those comments to the EP in order to ensure response within required 10-day turnaround time.

## Missing Documents

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Please review submittal against what was originally provided.

## If the Project is Funded

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Additional environmental documents may be required.



**THANK YOU**

**[AHFA.MF.ENVIRONMENTAL@AHFA.COM](mailto:AHFA.MF.ENVIRONMENTAL@AHFA.COM)**