

Environmental Questionnaire for Scattered Site Projects

To be eligible to submit an Environmental Questionnaire in lieu of a full Phase I Environmental Site Assessment (ESA) at proposal application, the following requirements must be met:

- Must be a scattered site project;
- Must be applying for Competitive HTC; and
- Must not be seeking HDAP funding.

If awarded Competitive HTC, a full Phase I ESA must be submitted for each site at final application.

The Environmental Questionnaire may be completed by a member of the project's development team. It must be organized according to the sections indicated below and must include answers to each of the questions included in this document, as well as site photographs and historical source information where relevant.

A. SUMMARY OF FINDINGS

Provide a summary of the findings from the environmental questionnaire, including any concerns that were identified.

B. CONTACT INFORMATION

Provide the name and contact information for the individual completing the questionnaire. Include their relation to the project owner.

C. PROJECT INFORMATION

Provide the name of the project, addresses for the individual sites, and dates of inspections and interviews for each site.

The following questions should be answered based on the interview with the site contact. If the site observations indicate something different than the site contact's answer(s), please describe the difference.

D. INTERVIEW WITH SITE CONTACT

1. What is the name of the person interviewed?
2. What is their relationship to the property (i.e. owner, tenant, purchaser, employee)?
3. Number of years familiar with the property?
4. Name of the current site owner (if different than above):
5. How is the current site being operated?
6. How many buildings are on site and what are the approximate sizes?
7. What is the date(s) of construction for the site building(s)? What are the dates of any substantial additions or renovations?

8. Who previously owned the site?
9. What were the previous uses of the site?
10. Does the site contact have knowledge of spills or leaks at the site (including releases from ASTs, USTs, or drums)?
11. Has a septic system or water well ever been used at the site?
12. Have the site operations ever generated regulated or hazardous waste?
13. Has any public agency ever investigated or cited operators of the site for violation or possible violation of any environmental law?
14. Have any environmental investigations (soil, sediment, groundwater, etc.) ever been performed at the site?
15. Has an environmental cleanup or remediation ever occurred at the site or on any adjacent properties?
16. Has the site ever suffered damage from a fire or flood?
17. What are the current uses of the adjacent properties?
18. Please describe any known prior uses of the adjacent properties.
19. Have any landfilling or dumping activities occurred on the site or on any adjacent properties?

The following questions should be answered based on the visual observations of the individual conducting the investigation.

E. SITE OBSERVATIONS

1. Describe the current site operations.
2. Are floor drains and/or sumps present in any of the buildings?
3. What is the discharge point of the floor drain/sump (if present)?
4. What utilities currently service the site? When were they originally connected?
5. Are any large “wet” electrical transformers located on the site? Who owns the transformers?
6. Is there any physical evidence of a septic system or well at the site?
7. Are there any industrial discharges to the septic system, if present?
8. Are any oil/water separators, wastewater treatment plants or sub-grade features present at the site?
9. Are any surface impoundments or detention ponds located onsite?

F. STORAGE TANKS AND DRUMS

1. Are there any aboveground or underground tanks present at the site?
2. Are there currently any regulated or non-regulated chemicals or substances store on the site in drums, containers, or otherwise?
3. Did you notice any physical evidence of leaks or spills, such as signs of stressed vegetation or surface stains not explained by the site contact?

G. ASBESTOS, WASTE DISPOSAL, MOLD

1. For buildings constructed prior to 1980, are any of the following building materials present- Acoustic (popcorn) spray applied texture, spray-applied fireproofing or insulation, or pipe insulation? If yes, please note location, approximate quantity and condition.
2. If asbestos-containing materials have been identified at the site, is an Asbestos Operations and Maintenance Program (O&M) in place?
3. Is the site a generator of special or regulated wastes?
4. Is there any visual evidence of potential mold impacts to the building interior?

H. SITE PLAN

Provide a site plan or map that includes the adjacent properties. Identify the site boundary, layout of the site, bordering streets, any areas of concern, and label the adjacent sites by occupant or use.