

Exhibit 10
Site Review and Preliminary Determination of Level of Review

INSTRUCTIONS: The completion of the site review and preliminary determination of level of review (DLR) is required for all HOME-ARP applications. A site visit review and preliminary determination of level of review (DLR) must be requested with the submission of this form to Kim Jasa Harris via email at kimberly.jasa-harris@nebraska.gov by Monday, April 1st, 2024. Please attach a copy of the executed NDED Site Visit Review and Preliminary Determination of Level of Review.

The completion of the site review form and attachments are required to be submitted prior to the submission of the HOME-ARP application. It is also required the applicant determine the anticipated level of review the project will require. A preliminary DLR will help streamline the review of the Environmental Review Record to ensure the project description is complete and follows 24 CFR Part 58. All HOME-ARP- assisted projects shall be implemented in accordance with environmental review regulations as defined in 24 CFR Part 58. A checklist to aid in the project description is below.

Project Description Checklist

Description	Included		
	Yes	No	N/A
Purpose of the proposed project			
Exact geographic location of the project			
Size of the parcel and building			
Existing condition			
Trends-economic, demographics			
Estimated area of ground disturbance, changes that will be made to the structure/land			
General summary of the surrounding area (e.g., land use) where the project is proposed			
Beneficiaries-numbers, types			
Benefits of and impact to the community			
Scope of work to be performed, including all related project activities, regardless of funding source			
Identify if demolition, acquisition, construction, relocation, remodeling interior, etc. will be involved			
Indicate if and how activities affect the general public			
Total estimated project cost including total estimated funding sources – HOME-ARP funds and non-HOME-ARP amounts and their source (e.g., LB840, bank financing, bond, TIF, other grants, etc.)			
Estimated project timeline			
Statement indicating if residents or businesses will be displaced with this project			

EXHIBIT 10

Nebraska Department of Economic Development (NDED) Housing Site Review Form & Determination of Level of Review

Please complete all the information in Box A, B and C. Please provide one site review form for each address.

Part A. Project Information

NAME OF PROJECT			
CONTRACT # (or other identifier, if applicable)			
APPLICANT		DEVELOPER	
NAME OF PERSON COMPLETING FORM			
EMAIL ADDRESS		PHONE	
FUNDING SOURCE (select all that apply):			
<input type="checkbox"/> CDBG-DR <input type="checkbox"/> HOME <input type="checkbox"/> HOME American Rescue Plan (ARP) <input type="checkbox"/> National Housing Trust Funds (HTF)			
<input type="checkbox"/> NE Affordable Housing Trust Funds (NAHTF) <input type="checkbox"/> QCT Affordable Housing Program <input type="checkbox"/> Rural Workforce Housing Land Development Program <input type="checkbox"/> Pandemic Relief Housing Program			
PROJECT OVERVIEW Project activities include (check all that apply): <input type="checkbox"/> acquisition <input type="checkbox"/> rehabilitation <input type="checkbox"/> new construction <input type="checkbox"/> demolition <input type="checkbox"/> site improvements including infrastructure (i.e., roads, lights, turn lanes, etc.) <input type="checkbox"/> lot development only <input type="checkbox"/> Other: _____ Types of units to be served (check all that apply): <input type="checkbox"/> single family <input type="checkbox"/> rental <input type="checkbox"/> multi-family <input type="checkbox"/> homebuyer <input type="checkbox"/> townhouses (e.g., duplex, 3-plex) <input type="checkbox"/> elderly <input type="checkbox"/> special needs / homeless <input type="checkbox"/> secure building only <input type="checkbox"/> Other:	PROPOSED DED REQUEST		\$
	PROPOSED TOTAL PROJECT COST:		\$
	NUMBER OF UNITS PROPOSED		
	NUMBER OF BUILDINGS PROPOSED		
	DESCRIPTION OF ALL ACTIVITIES PROPOSED FOR THE PROJECT:		

Part B-1. Proposed Site Information

Property Physical Address and/or Parcel Number of Site proposed for the project: _____

Census Tract (QCT AHP, Pandemic Relief Housing Program and CDBG-DR only): _____

Condition of lot: vacant existing structure

Shape of Site Square Rectangular Other _____ (long narrow sites should be avoided)

Slope of Site No Slope Slight Slope Medium Slope Steep Slope

Is the site located in a suitable neighborhood or location? (consider noise, traffic, view, air pollution, etc.)

Yes No **Refer to 24 CFR 93.150 for HFT and 24 CFR 983.6(b) for HOME and HOME-ARP Site & Neighborhoods Standards*

Is the site compatible with surrounding land uses? Yes No

The adjacent properties include: (Residential, Commercial, vacant?)

North _____ South _____ East _____ West _____

Is the site located in reasonable proximity to facilities and services that may be utilized by the residents?

Yes No

Describe the distance to the following locations:

Day Care _____miles Grocery Store _____miles Hospital _____miles

Parks _____miles Schools _____miles Shopping _____miles

Other Health Care Services _____miles

Is the site located within a 100 year floodplain? (also known as a Special Flood Hazard Area [SFHA])

Yes No

Are there any mitigating measures needed for the project?

Yes No These measures will include: _____

Part B-2. Proposed Site & Project Information–Required for CDBG-DR only

Is the site in a location that addresses unmet housing needs outlined in the CDBG-DR Action Plan for DR-4420? Yes No

Is the site located within a 100-year floodplain? (i.e., Special Flood Hazard Area [SFHA])

Yes No

Are there any mitigating measures consistent with HUD CDBG-DR requirements needed for the project?

Yes No These measures will include: _____

Does developer have site control? Yes No

Have there been any choice limiting actions which would impair environmental review approvals? Yes No

Part B-3. Environmental Review Record and Process & Determination of Level of Review (HOME/HOME-ARP/CDBG-DR Only)

All HOME, HOME-ARP and CDBG-DR projects are subject to the provisions of the National Environmental Policy Act of 1969 (NEPA), which establishes national policy and procedures for protecting, restoring and enhancing environmental quality. HOME, HOME-ARP and CDBG-DR is also subject to other statutes, Executive Orders and regulations dealing with a number of specific concerns, such as historic preservation, floodplain management, wetland protection, noise control, manmade hazards and others. The applicant must complete the environmental review and receive a Notice of Release of Funds from the Department, before starting any project activities, and obligating or expending any HUD or non-HUD funds (24 CFR 58.22).

In addition, a preliminary Determination of Level of Review form must be completed and submitted. Prior to contract an approved DLR Upon approval of DLR by NDED then a complete ERR review will need to be conducted and approved prior to a contract.

For National Housing Trust Funds (HTF) Projects please refer to the following link for guidance:
<https://www.hudexchange.info/resource/5121/notice-cpd-16-14-requirements-for-housing-trust-fund-environmental-provisions/>

Part C. Infrastructure

Are there unusual drainage problems?

No Yes If yes, problems include _____

Is street access appropriate for the scale of the development? Yes No

Are the streets paved? Yes No

Will the development also include paving? Yes No

Are there also sidewalks, curbs, and gutters? Yes No

Will the development include sidewalks, curb, and gutters? Yes No

Are there any additional street improvements or mitigating measures needed for the project? (i.e. additional street lights, turn lanes, etc.) No Yes If yes, these additional improvements/measures will include _____

Are there any mitigating measures needed for the project specifically related to infrastructure?

Yes No These measures will include: _____

Part D. Preliminary Determination of Level of Review

- Exempt** from NEPA review requirements per 24 CFR 58.34(a)
- Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)
- Categorically Excluded SUBJECT** to §58.5 authorities per 24 CFR 58.35(a)
- An **Environmental Assessment** (EA) is required to be performed.
- An **Environmental Impact Statement** (EIS) is required to be performed.

Part E. REQUIRED Attachments to Accompany Form

Exhibit A: Detailed proposed project description. This project description should be consistent with that of the public hearing and the initial Environmental Review Determination of Level of Review (DLR) form, if applicable.

Exhibit B: Proposed site plan for the project.

Exhibit C: Aerial maps of the project site and surroundings and clearly identify the site on the map.

Exhibit D: FEMA Flood Insurance Rate Map (FIRM)
_____ [Map #, Panel #]

Exhibit E: Proof of current zoning.

Exhibit F: Legal Description of project site. Include parcel number and/or legal physical address.

To Be Completed by NDED Representative

Site review was conducted by _____ on _____ (date).

CONCLUSION: Based on the site review, the Department has determined that the site is:

Approved, because the site is acceptable.

Approved with the following mitigation measures:

Not approved because the site is outside of disaster declared counties.

Not approved because the site is unacceptable based on _____

Not approved because the site is subject to re-inspection.

Not approved until the following mitigating measures can be agreed upon:

Signature _____

Printed Name _____

Date _____