

2024 Recipient Workshop – Environmental Changes



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Choice Limiting Actions

- » Most actions taken prior to release of funds are considered choice limiting
- » Committing a choice limiting action **will end** project
- » Choice Limiting Actions - Buying any construction materials, purchasing property, transferring property (including to your own LLC), executing most options, getting easements for properties, any annexation, any re-zoning, any platting, any rehab, any demolition, moving materials onto the property (timber, dirt, etc.), **signing contractor agreements**, and more – **DON'T DO ANYTHING**

Choice Limiting Actions – Cont.

- » Environmental review period begins at application and does not end until release of funds
- » If release of funds is given and the developer does something outside of the originally approved scope of work without clearing it with me, the project *may* also defunded
- » **Communication is extremely important**
- » **If you have questions, reach out to me!**

Radon Changes

- » In January, HUD amended their radon regulations
- » If a project site is enclosed and occupied for 4 hours or more, radon testing is **mandatory** regardless of grant type
 - If project site is integrally linked to an enclosed space that is occupied for 4 hours or more, that enclosed space needs to be tested
- » If radon test comes back higher than 3.9 pCi/L, radon mitigation is **mandatory**

Radon Changes – Cont.

- » Radon should be treated like any other type of contaminated site. Instead of searching online for LUST sites, you're testing your site for radon. They are equivalent in the eyes of NEPA
- » Radon test results should be included in the contaminated sites portion of an environmental submission
- » Section 106 forms on IowaGrants will have a space to input radon information
- » **No exceptions to this rule**

Floodplain Changes

- » HUD is in the process of changing their floodplain regulations
- » The new regulations will provide us with new floodplain maps (CISA maps) to use instead of FEMA maps. These maps will not be ready for years

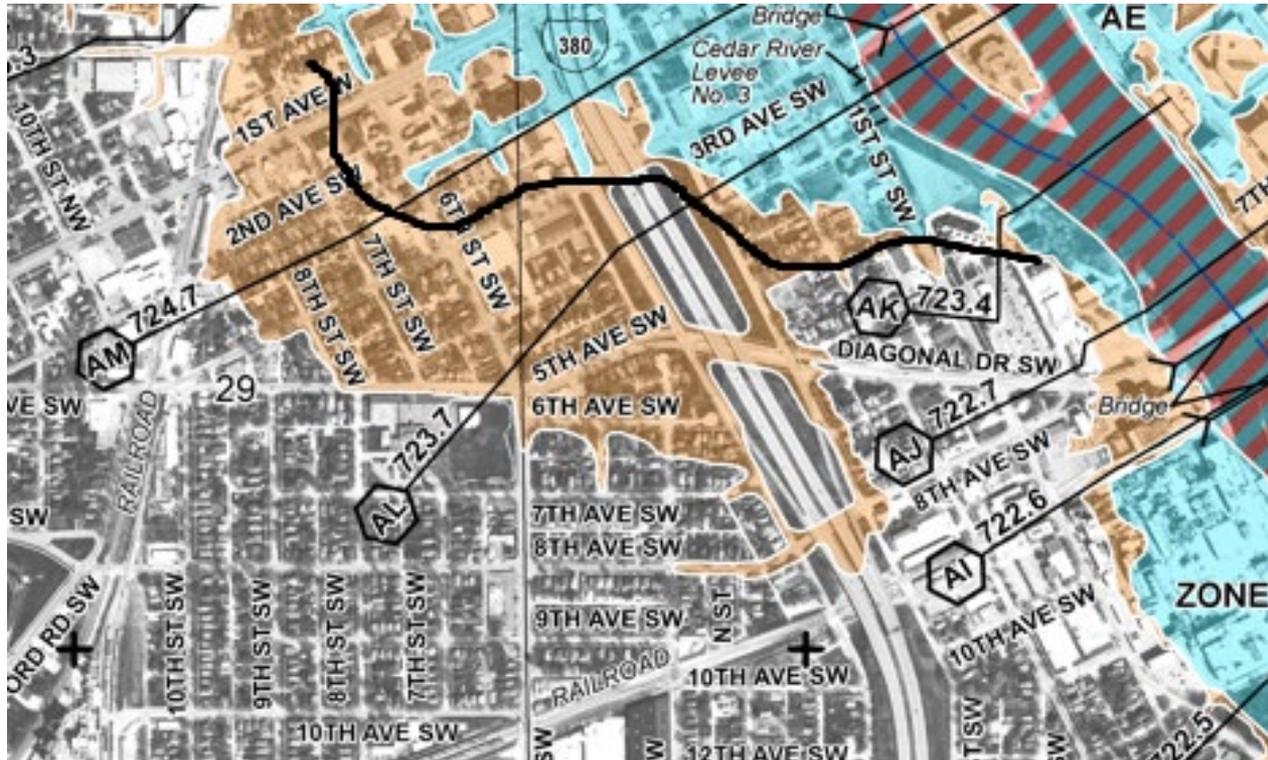
Floodplain Change Explained

- » 1. Continue to use FEMA maps until CISA maps are finished
- » 2. If your project site is in the 100-year floodplain (Special Flood Hazard Area), same rules apply. HUD recognizes the FEMA SFHA as correct
 - Most project types will not be funded if they're in the 100-year
- » 3. If project is in the 500-year floodplain, HUD is asking us to do more research
 - Essentially, HUD is saying the SFHA often extends into the 500-year. It's our job to figure out how far the SFHA extends into the 500-year. We're finding out where the 100-year floodplain ends
- » If project site is neither SFHA or 500-year, **there are no floodplain concerns**

How will that change applications?

- » Applications will now include a space to put flood information for these projects
 - Remember, you're only (kind of) impacted if you're in the 500-year floodplain
 - Questions will include: How often does it flood in this town/on this street? How high are flood waters? When is the last time floodwaters caused significant damage and how much damage? Essentially, walk us through the area's recent flood history so that we can determine if the project site may be damaged by floodwaters more often than FEMA maps indicate
- » Contact local public officials. They will know their town better than anyone.

Visualization of Coming Changes



Red striped – floodway

Blue – 100-year (SFHA)

Orange – 500-year

Black line – example of where SFHA may really end

Questions

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