REGULATORY REQUIREMENTS

- There is not specific limitation to the size of the site, provided it is not large enough to be subdivided under local subdivision regulations.
- Subdivisions must have local approvals (i.e. city/county government, planning committee).
- Sites must have direct access to street, road or driveway that is maintained by a public body or homeowner’s association.
- A preliminary survey of available lots and projected costs of the sites is required for the application.
- The appropriate Rural Development official will review each site, developed or undeveloped, to determine if it is acceptable.
- Each site will be reviewed with the appropriate level of environmental review.
  USDA Rural Development requires Environmental Reviews (ER) for housing projects prior to approving financial assistance. The ER must be done in accordance with RD Instruction 1970 and the National Environmental Policy Act (NEPA), a law that supports efforts to stimulate the health and welfare of humankind while safeguarding their environment. The level of review depends on the type of project. Typically, if the project involves four (4) or more housing units on undeveloped land a higher-level environmental review is required and must be completed prior to the disturbance of land. It is the responsibility of the grantee to provide the necessary information to Rural Development to determine what type of review is required and to complete their review. Rural Development can guide you through the process.
- Market value of lot cannot exceed 30% of appraised value of total house and lot package.
- Scattered sites are acceptable.

GENERAL GUIDELINES

- Desirable Site Features:
  - Flat or mildly sloped land
  - Appropriate zoning
  - Accessible to public services (schools, shopping, hospitals and churches etc.)
  - Access to public roads which are hard surface and publicly maintained
  - Existing public water and sewer lines
  - Reasonable tap and impact fees
  - Soil suitable for on-site septic systems, if necessary
  - Adequate ground water supply for wells, if necessary
  - Adequate community garbage and trash service
  - Sidewalks and street lighting