



Siting of HUD assisted projects in Runway Clear Zones and Accident Potential Zones

Goals

- Purpose of regulation
- Define Runway Clear Zones and Accident Potential Zones
- Steps for complying with 24 CFR 51D
- Resources

24 CFR Part 51.300

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Purpose

To avoid exposing people to hazards of living in a

- Runway Clear Zone (RCZ) - civilian airport and
- Accident Potential Zone (APZ)/ Clear Zone (CZ) - military airport

24 CFR Part 51.300

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Definition - Airport

1. Civilian Airports

- designated as “commercial”
- in FAA’s 2013-2017 *National Plan of Integrated Airport Systems*
- http://www.faa.gov/airports/planning_capacity/npas/

2. Military Airports

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Definition

Civilian - Runway Clear Zone or
Runway Protection Zone or
Approach Protection Zone

Military –Accident Potential Zones

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Definition

- Area immediately beyond end of a runway
- Trapezoidal shape (civilian)
- Rectangular or trapezoidal shape (military)

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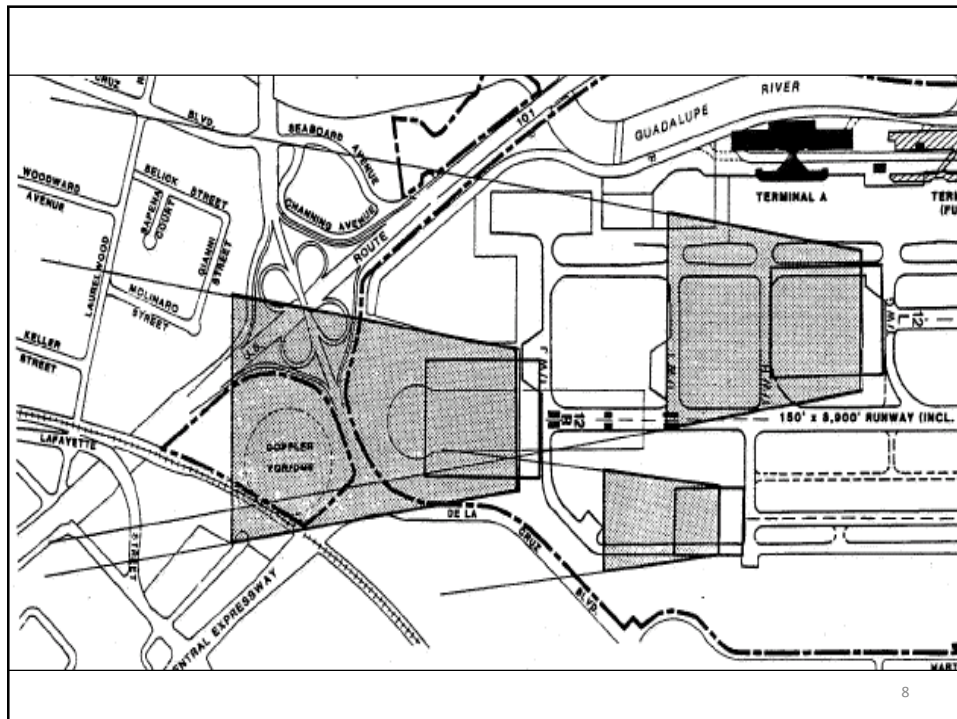
Background

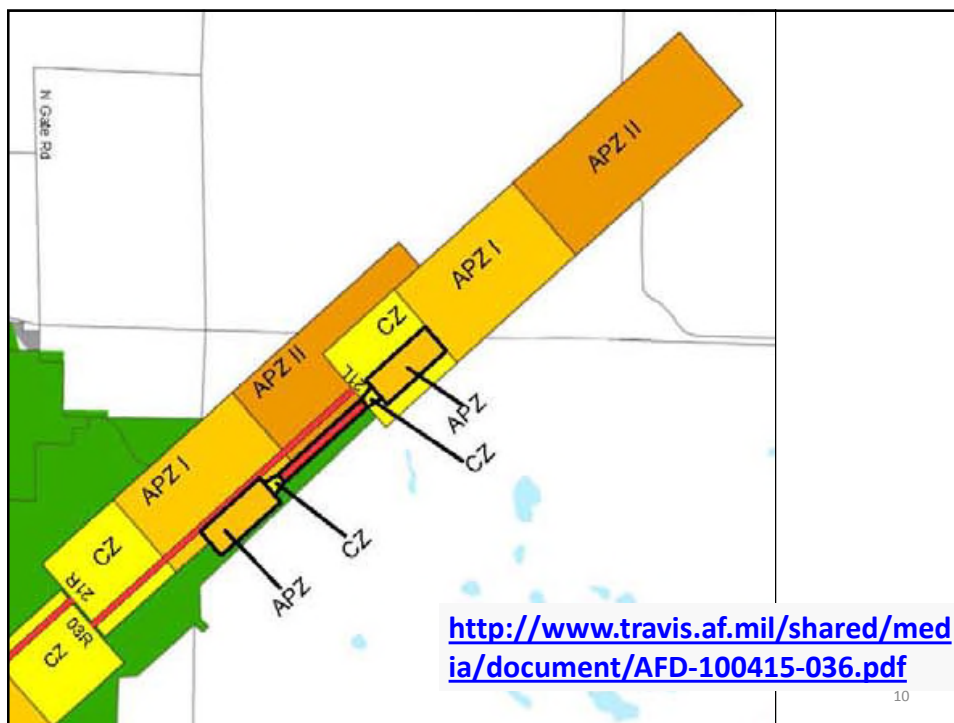
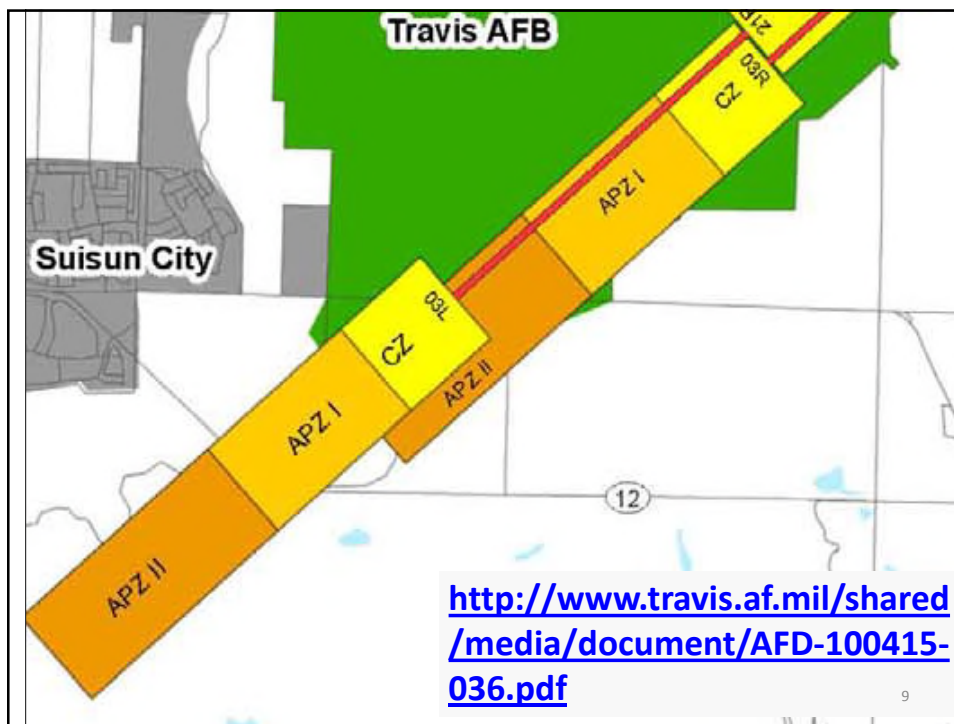
- ALPA¹ study showed over 80% of accidents occurred within 3,000 feet of runways
- USAF² study showed 67% of accidents occurred on runway or within 15,000 feet of runway

¹Airline Pilot Association Study; Air Installation

²Compatible Use Study, Travis Air Force Base, 2006

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A photograph of a United Airlines Boeing 747-400 in flight, banking to the left. The aircraft is white with blue accents and the United logo on the tail. In the background, there is a large blue building with the text "Aero Ground Cargo" visible.

Airplane Takeoffs & Landings Accidents


- 61% related to landing operations
- 39% related to takeoff operations



A photograph of a Copa Airlines Boeing 747-400 on a beach. The aircraft is white with blue and red accents and the Copa logo on the tail. It is parked on a sandy beach with palm trees and a turquoise ocean in the background. A small group of people is visible on the beach.

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Airplane Takeoffs & Landings Accidents



A photograph of an F-16 fighter jet on the deck of an aircraft carrier. The jet is white with blue and red accents and is positioned on a runway. The background shows a blue sky with clouds and the ocean.

- 27% in an area from the end of the runway to 3,000 feet along extended center line & 3,000 feet wide centered on extended centerline
- AICUZ Study 2006, USAF installations

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Regulatory exemptions from 51D

Does the project involve:

- Emergency assistance
- Minor rehab which does not prolong the life of a structure
- Research and development projects not involving new/re-construction
- 24 CFR 51.302(d)

Yes – 51D does not apply. Factor review is complete.

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Compliance steps

Is the proposed site within

- 2,500 feet of civilian airport or
- 15,000 feet of military airport?

No – state determination, document ERR with map showing the distance. Google Maps, Mapquest..., factor is complete.

Yes – continue.

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Compliance steps - Ineligible activities

Does the project involve:

- Major or substantial rehabilitation
- Any activity that,
 - significantly prolongs the physical or economic life of existing facilities

Compliance steps - Ineligible activities

Does the project involve:

- New construction/Land development,
- Community development, redevelopment
- 24 CFR 51.302 (a), (b)

Compliance steps – Eligible activities

- **Sale/Purchase/Rental of existing properties** in APZ/RPZ, frequently used/occupied by people
- **Is permitted**

But Only IF

24 C.F.R. 51.302(c) & 303(a)(3)

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Compliance steps – Eligible activities

- If activities do not significantly prolong physical or economic life of the property (minor rehabilitation only)
- **MUST** document buyer notification using HUD's Notice to Prospective Buyers

24 C.F.R. 51.302(c) & 303(a)(3)

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Compliance steps – Eligible activities

If proposed site is within APZ/RPZ, and
Will **NOT** be frequently used or occupied
by people

Obtain document from airport operator
that the land will not be acquired as part of
a RCZ/CZ land acquisition program.
This factor is complete.

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Military Airport Compliance steps – APZ

Eligible activity take place within APZ at
military air field?

Yes – MUST document project is consistent
with *Land Use Compatibility Guidelines For
Accident Potential Zones* chart.

HUD assistance is discouraged

DOD Instruction 4165.57, 32 C.F.R. Part 256

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Examples

- Pumping station to be located in clear zone; **acceptable**, if airport has no plans to buy land; facility NOT occupied frequently
- Convert industrial structure in clear zone to residential use; **NOT acceptable**
- Sale as is of HUD home in clear zone; **acceptable** if buyer signs disclosure form


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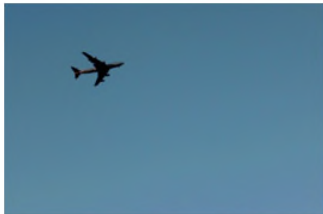
[Environmental Review Main](#)

Related Federal Laws and Authorities
Choose a topic below to learn more about HUD environmental review compliance with Federal related laws and authorities


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Air Quality



Airport Hazards





Resources

HUD Airport Hazards Review

<https://www.hudexchange.info/environmental-review/federal-related-laws-and-authorities>

FAA Nat'l Plan of Integrated Airport Sys.

http://www.faa.gov/airports/planning_capacity/npias/

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Resources – Military Airport

32 C.F.R. Part 256

<https://www.federalregister.gov/articles/2011/09/16/2011-23759/air-installations-compatible-use-zones>

DOD Instruction 4165.57

<http://www.dtic.mil/whs/directives/correspdf/416557p.pdf>

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Acronyms

- AICUZ - Air Installation Compatible Use Zone Study
- ALPA - Airline Pilot Association Study
- APZ - Accident Potential Zone
- CZ - Clear Zone
- FAA Federal Aviation Administration
- RCZ - Runway Clear Zone
- USAF - U.S. Air Force

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