

# ENVIRONMENTAL REVIEW RECORD (ERR) REQUIREMENTS

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## Step 3: Conduct the Environmental Review

HUD has specific requirements for Environmental Reviews and the “Environmental Review Record”

- Project Description with determination of level of review
- Statutory checklist or Environmental Assessment Checklist with all backup documentation
- All correspondence with federal and state agencies
- All documentation on required mitigation and further work required

## HEROS vs. Paper

- HUD has required the City of Detroit to submit all ERRs in the HEROS system
- Consultants need to provide:
  - ❖ All documents in an unlocked PDF
  - ❖ Separate maps for each law/authority compliance section
  - ❖ Separate PDF documents for each due diligence report
  - ❖ Correspondence and approvals from State/Federal agencies
- Paper copies are no longer required

## Levels of Review

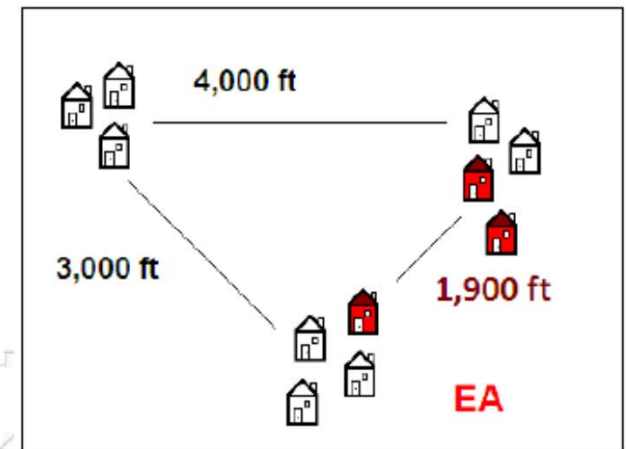
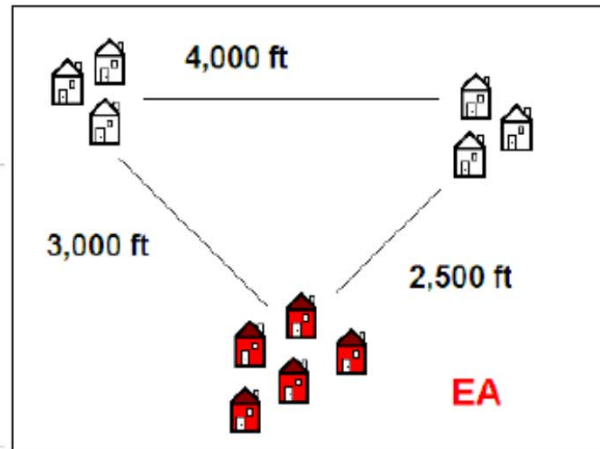
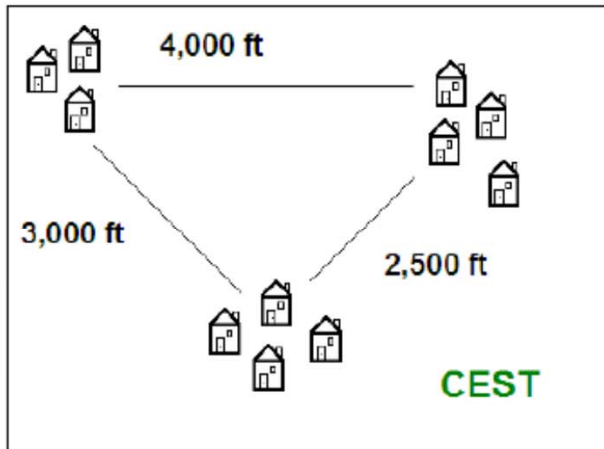
- Exempt
  - ❖ Money expenditures on admin work
  - ❖ No actual site or environmental impact
- Categorically Excluded Not Subject to 58.5
  - ❖ Money expenditures on programmatic work
  - ❖ May have site location, but no construction work
- Categorically Excluded Subject to 58.5
- Environmental Assessment (EA)
- Environmental Impact Statement (EIS)

# Categorically Excluded Subject to 58.5 (CEST)

- Activities with physical impacts
- Acquisition, leasing, or disposition of vacant land or existing buildings with no change in land use
- Acquisition or leasing of public facilities with no change in land use
- Removal of barriers that restrict mobility and accessibility
- Rehabilitation, Repair, and Improvements
  - ❖ Public facilities and non-residential buildings: no change in land use, change in size or capacity <20%
  - ❖ Multifamily residential: no change in land use, change in size or capacity <20%, cost of rehab <75% of cost of replacement after rehab
  - ❖ Single family residential: no change in land use, density <4 units, footprint not in floodplain or wetland

# Categorically Excluded Subject to 58.5 (CEST)

- New Construction, Reconstruction, & Demolition
  - Individual action: single family residential only
    - Maximum of 4 units, or
    - Scattered site: 5+ units on sites 2,000+ ft apart, with no more than 4 units per site



## Environmental Assessment (EA)

- Major Rehabilitation
- Most New Construction, Reconstruction, or Demolition
- Any changes in land use
- Whenever no exclusion applies

# Categorically Excluded (CEST) vs. Environmental Assessment (EA)

- Both include the 24 CFR Part 58.5 and 58.6 checklists including all laws and authorities
- EA adds the Environmental Assessment factors
  - ❖ Land Development
  - ❖ Socioeconomic
  - ❖ Community Facilities and Services
  - ❖ Natural Features



# Environmental Assessment

Responsible Entity – City of Detroit

Grant Recipient – Your Client

Preparer – You

Certifying Officer Name and Title – Donald Rencher,  
Director HRD

Consultant – You

Direct Comments to – Penny Dwoinen, Environmental  
Review Officer, [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov)

Description of the Proposed Project-  
Provided by developer



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

OMB No. 2506-0177  
(exp. 4/30/2018)

This Worksheet is designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. This document should be submitted along with the Related Law and Authority worksheets documenting compliance with the environmental requirements listed at 24 CFR 50.4 and 58.5-6.

## Environmental Review Project Information

This format may be used by Partners to submit information for Part 50 or Part 58 reviews

### Project Information

*\*Required fields are marked with an asterisk.*

**\*Project Name:** [Click here to enter text.](#)

**\*Applicant/Grant Recipient:** [Click here to enter text.](#)

**\*Point of Contact:** [Click here to enter text.](#)

**Consultant (if applicable):** [Click here to enter text.](#)

**Point of Contact (if applicable):** [Click here to enter text.](#)

### \*HUD Program Information

*Add as many rows as necessary to include all sources of HUD assistance.*

Grant or Project Number	HUD Program (e.g. CDBG, 223(f) Refinance, Public Housing Capital Fund, RAD)

**\*Estimated Total HUD Funded, Assisted, or Insured Amount:** [Click here to enter text.](#)

**\*Estimated Total Project Cost (HUD and non-HUD funds):** [Click here to enter text.](#)

### \*Project Location:

*Provide a street address or intersection for your project. Provide additional information on the project located beyond the address as necessary for the scope of the project in a narrative in the provided textbox. For example, any new construction and projects affecting a larger area may require more context than simply a street address. If the project affects a large area, such as an infrastructure or community services project, select a representative address and describe the project location.*

[Click here to enter text.](#)

**\*Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

# Environmental Assessment (EA)

Purpose and Need Statement- provided by developer

- Purpose is the proposed solution to solve the problem or a desired condition you want to create, i.e. construction of new housing or building a new transit center
- Need is the problem that needs fixing, or the situation wanting improvement, i.e. shortage of affordable housing in a community or lack of transportation options in a community

Funding Information- Grant Number:

CDBG = BYY MC 26 0006

HOME = MY Y MC 26 0202

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.


<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Contamination and Toxic Substances</b>	Yes No <input type="checkbox"/> <input type="checkbox"/>	

24 CFR Part 50.3(i) & 58.5(i)(2)		
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input type="checkbox"/>	
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes No <input type="checkbox"/> <input type="checkbox"/>	

# Environmental Review Partner Worksheets

<https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/>

Resources and assistance to support HUD's community partners

 **HUD EXCHANGE**  
Secretary Ben Carson

My HUD Exchange Programs Resources

Home > Resources > Environmental Review Partner Worksheets

Tools and Templates

## Environmental Review Partner Worksheets

Date Published: January 2018

### Description

Environmental Review Partners (including applicants, consultants, contractors, nonprofits, and public housing authorities who assist with the environmental review process but may not legally take responsibility for completing an environmental review) may use the Partner Worksheets below to submit information on a project's compliance with federal environmental laws and authorities.

These worksheets, along with all supporting documentation, should be submitted to the Responsible Entity or HUD Office that is responsible for completing the environmental review. These worksheets should be used only if the Partner does not have access to HEROS. View information on whether you are eligible for HEROS access.

### Resource Links

- Project Information - Partner Worksheet (DOCX)
- Air Quality - Partner Worksheet (DOCX)
- Airport Hazards - Partner Worksheet (DOCX)
- Airport Runway Clear Zones - Partner Worksheet (DOCX)
- Coastal Barrier Resources Act - Partner Worksheet (DOCX)
- Coastal Zone Management Act - Partner Worksheet (DOCX)
- Endangered Species Act - Partner Worksheet (DOCX)
- Environmental Justice - Partner Worksheet (DOCX)
- Explosives - Partner Worksheet (DOCX)
- Farmlands - Partner Worksheet (DOCX)
- Flood Insurance - Partner Worksheet (DOCX)
- Floodplain Management - Partner Worksheet (DOCX)
- Historic Preservation - Partner Worksheet (DOCX)
- Noise (CEST) - Partner Worksheet (DOCX)
- Noise (EA) - Partner Worksheet (DOCX)
- Sole Source Aquifers - Partner Worksheet (DOCX)
- Contamination and Toxic Substances (Multifamily) - Partner Worksheet (DOCX)
- Contamination and Toxic Substances (Single) - Partner Worksheet (DOCX)
- Wetlands - Partner Worksheet (DOCX)
- Wild and Scenic Rivers - Partner Worksheet (DOCX)
- Housing Requirements - Partner Worksheet (DOCX)
- Environmental Assessment Factors and Analysis - Partner Worksheet (DOCX)
- Partner Worksheet for 223(a)(7) and CENST 223(f) (DOCX)

Tags: Environmental Review

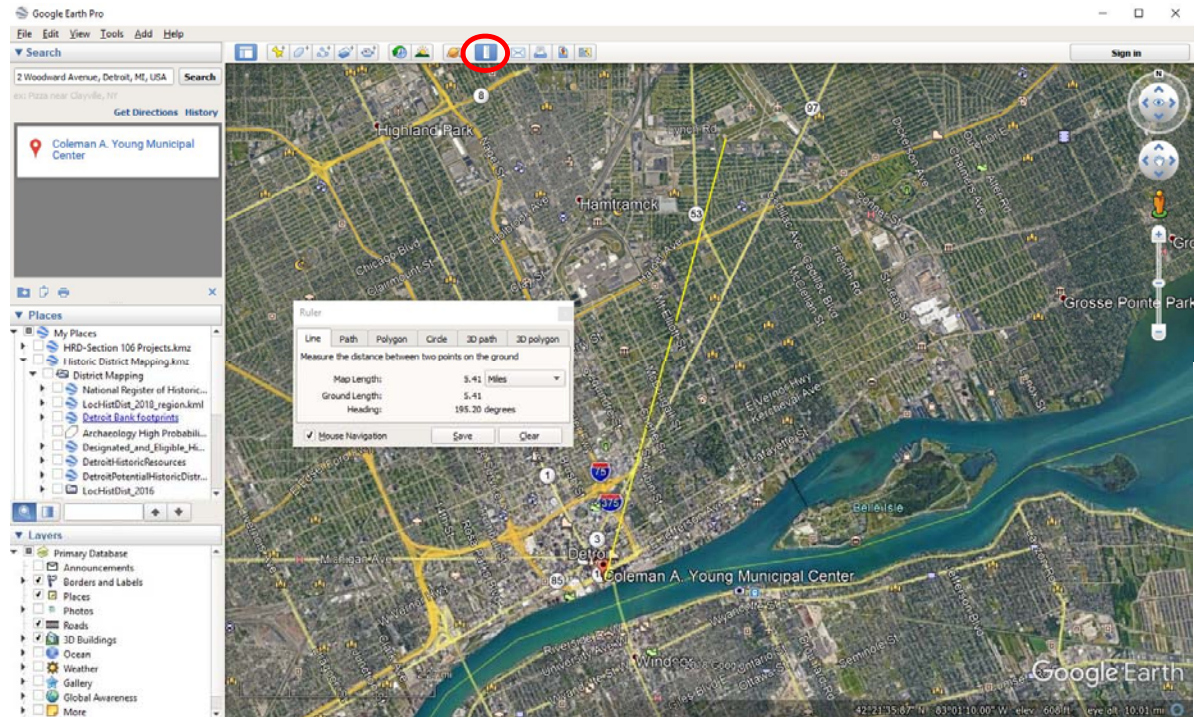
Author Orga  
HUD  
Resource Ap  
HUD Approv

# Airport Hazard

Is your project within 15,000 feet (2.84 miles) of a military airport or 2,500 feet (0.47 miles) of a civilian airport?

- No – Document with a map
- Yes – Is your project located within an Accident Potential Zone or Runway Protection Zone?

Use Google Earth or other mapping software to measure from end of the runway to the site “as the crow flies”



# Coastal Barrier Resources

Obtain map from US Fish and Wildlife Services

<https://www.fws.gov/ecological-services/habitat-conservation/cbra/maps/a/MI.pdf>



# Flood Insurance & Floodplain Management

Obtain map from FEMA

<https://msc.fema.gov/portal/search>



Navigation

Search

Languages

MSC Home

MSC Search by Address

MSC Search All Products

MSC Products and Tools

HAZUS

LOMIC Batch Files

Product Availability

MSC Frequently Asked Questions (FAQs)

MSC Email Subscriptions

Contact MSC Help

## FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

2 Woodward Ave Detroit, MI

Search



Whether you are in a high risk zone or not, you may need [flood insurance](#), because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](#) to reduce flood risk damage.

Search Results—Products for **DETROIT, CITY OF**

Show ALL Products >

The flood map for the selected area is number **26163C0285E**, effective on **02/02/2012**



Changes to this FIRM

- Revisions (0)
- Amendments (1)
- Revalidations (0)

Go To NFHL Viewer >

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIR/ette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.



<p> Pin</p> <p>Approximate location based on user input and does not represent an authoritative property location</p> <p> Selected Floodmap Boundary</p> <p>Digital Data Available</p> <p>No Digital Data Available</p> <p> No Flood</p> <p> Area of Minimal Flood Hazard <small>Zone 1</small></p> <p> Effective Levee</p> <p> Area of Undetermined Flood Hazard <small>Zone 2</small></p> <p> Otherwise Protected Area</p> <p> Coastal Barrier Resource System Area</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <p> Without Base Flood Elevation (BFE) <small>Zone 3 &amp; 4</small></p> <p> With BFE or Depth</p> <p> Regulatory Floodway <small>Zone 5, 6, 7, 8, 9, 10</small></p> <p> 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile <small>Zone 1</small></p> <p> Future Conditions 1% Annual Chance Flood Hazard <small>Zone 2</small></p> <p> Area with Reduced Flood Risk due to Levees, Sea Walls, <small>Zone 3</small></p> <p> Area with Flood Risk due to Levees <small>Zone 4</small></p>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <p> Without Base Flood Elevation (BFE) <small>Zone 3 &amp; 4</small></p> <p> With BFE or Depth</p> <p> Regulatory Floodway <small>Zone 5, 6, 7, 8, 9, 10</small></p> <p> 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile <small>Zone 1</small></p> <p> Future Conditions 1% Annual Chance Flood Hazard <small>Zone 2</small></p> <p> Area with Reduced Flood Risk due to Levees, Sea Walls, <small>Zone 3</small></p> <p> Area with Flood Risk due to Levees <small>Zone 4</small></p>	<p><b>GENERAL STRUCTURES</b></p> <p> Areas Sections with 1% Annual Chance Water Surface Elevation</p> <p> Coastal Barrier</p> <p> Base Flood Elevation Line (BFE)</p> <p> Limit of Study</p> <p> Jurisdiction Boundary</p> <p> Coastal Tracsect Baseline</p> <p> Profile Baseline</p> <p><b>OTHER FEATURES</b></p> <p> Hydrant/SPM Feature</p> <p><b>GENERAL STRUCTURES</b></p> <p> Channel, Culvert, or Storm Sewer</p> <p> 11111111 Levee, Dike, or Floodwall</p>
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# Clean Air

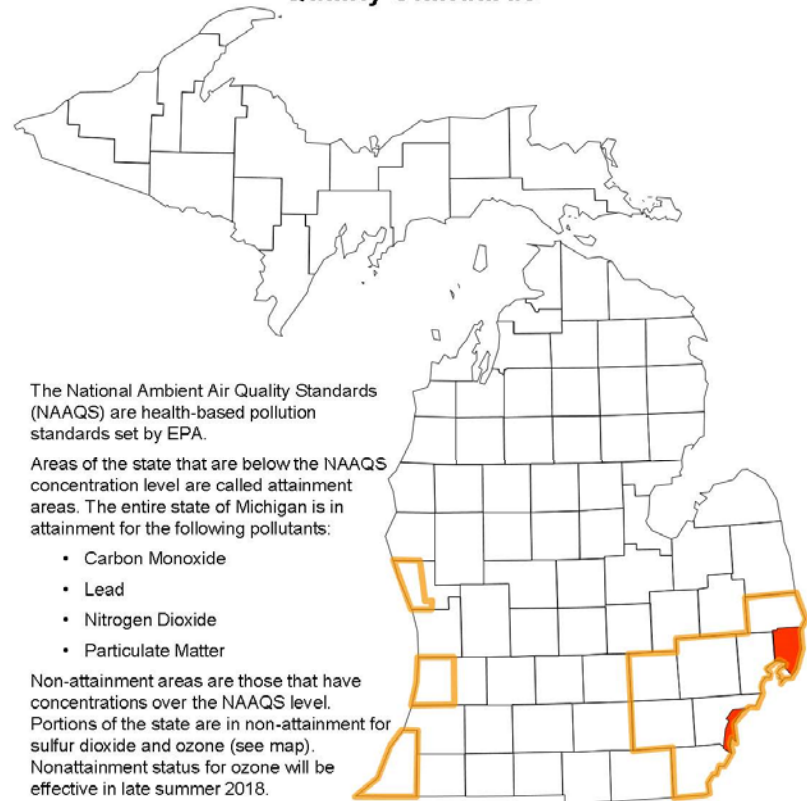
Obtain MDEQ/EGLE Maps

[https://www.michigan.gov/egle/0,9429,7-135-3310\\_70940\\_31129---,00.html](https://www.michigan.gov/egle/0,9429,7-135-3310_70940_31129---,00.html)

We are in a non-attainment area therefore you must consult with EGLE

Ask for a letter of concurrence on the project description not adding impact to the Ozone and Sulfur Dioxide non-attainment zone

## Attainment Status for the National Ambient Air Quality Standards



### LEGEND

■ Sulfur Dioxide Nonattainment Area

□ Ozone Nonattainment Area

See Page 2 for close-up maps of partial county nonattainment areas





# Contamination and Toxic Substances

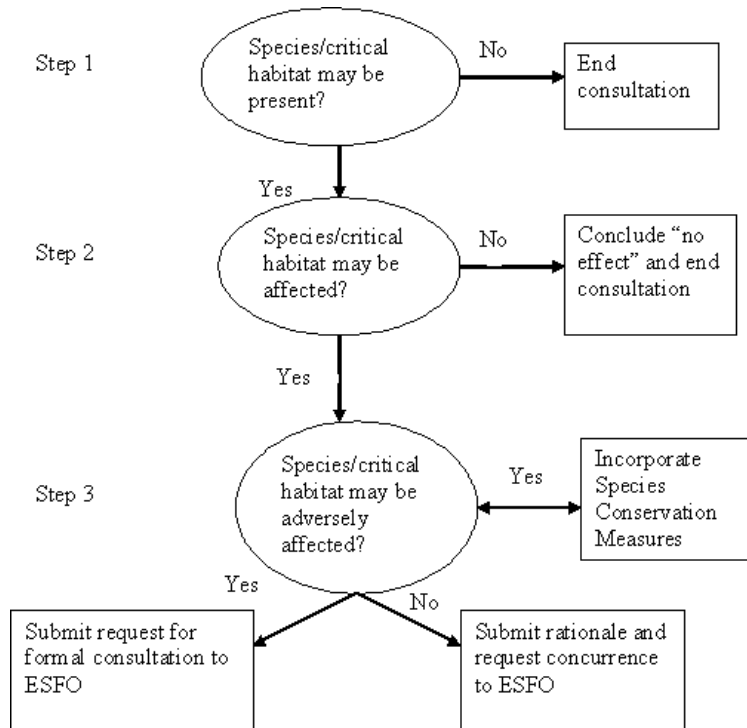
- Obtain information from Phase I Environmental Site Assessment (ESA), NEPA Assist and/or DEQ Environmental Mapper Phase I ESA, NEPA Assist and/or DEQ Environmental Mapper
- For all multi-family and large projects, a Phase I ESA will be required
- Conduct the Phase I ESA according to ASTM E 1527-13
- Any Recognized Environmental Conditions (RECs) observed in the Phase I ESA will necessitate a Phase II ESA (physical testing) at the Site
  - ❖ May want to begin the consultation with EGLE before finalizing the scope of work for the Phase II ESA
  - ❖ City of Detroit will not dictate the scope of work (MSHDA will want to see this before proceeding with fieldwork)
  - ❖ Ultimately, EGLE will need to be satisfied with the Phase II ESA scope of work, or may require further assessment and additional sampling

## Consultation with EGLE

- Again – begin with consultation as soon as contamination has been verified at the Site.
- HUD requires that any contamination above residential criteria will require a State approved plan to mitigate exposure to residents
  - ❖ Part 201 contamination – Response Activity Plan (RAP)
  - ❖ Part 213 contamination – Final Assessment Report with a Corrective Action Plan (CAP)
- HUD does NOT require a No Further Action (NFA) Determination for Part 58 Reviews
- HUD DOES require NFAs for Part 50 Reviews – HUD 221d4 loans and others
- The City of Detroit cannot complete the Environmental Review Record without the State Agency approval letter for the required corrective actions

# Endangered Species

- No new construction – US Fish and Wildlife Service S7 Consultation document stating the project has “No Effect” on endangered species
- <https://www.fws.gov/midwest/endangered/section7/s7process/7a2process.html>



The screenshot shows the "Midwest Region Endangered Species" page on the U.S. Fish & Wildlife Service website. The page title is "S7 Consultation Technical Assistance Decision Process for 'No Effect' Determinations". It is specifically for "Projects within a Developed Area - Step 5".

**Section 7 Consultation**

- Midwest Endangered Species Home
- Section 7 Home
- Section 7: A Brief Explanation
- Section 7: Technical Assistance
- Biological Assessment Guidance
- Section 7 Consultation Handbook
- Contact Us

**Endangered Species Program**

The mission of the U.S. Fish and Wildlife Service's Endangered Species program is conserving and restoring threatened and endangered species and their ecosystems.

**Step 5: "No Effect" Determination and Documentation**

Your project will have "no effect" on federally listed species. A "No Effect" determination is appropriate because your project is:

- within a Developed Area (an area that is already paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping), and
- is not within or adjacent to any unlandscaped areas that support native vegetation (trees, shrubs, or grasses).

Since your project is not within suitable habitat for listed species, no listed species or designated critical habitat is anticipated to be directly or indirectly affected by this action.

To document your section 7 review and "no effect" determination, we recommend that you print this page (go to File<Print Preview), fill-in the project name and date, attach your [species list](#), and file in your administrative record.

**Project Name:**

**Date:**

[Back Home - "No Effect" Determination Process](#)



# Explosive and Flammable Hazards Cont.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

OMB No. 2506-0177  
(exp. 4/30/2018)

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Explosive and Flammable Hazards (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

### 1. Does the proposed HUD-assisted project include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No  
→ Continue to Question 2.

Yes  
**Explain:**  
Click here to enter text.  
→ Continue to Question 5.

### 2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes → Continue to Question 3.

### 3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers:

- Of more than 100-gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes → Continue to Question 4.

### 4. Is the Separation Distance from the project acceptable based on standards in the Regulation?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

Yes  
→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

### 3. Recommend one of the following effects that the project will have on federally listed species or designated critical habitat:

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ Partner entities should not contact the Services directly. If the RE/HUD agrees with this recommendation, they will have to complete Informal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ Partner entities should not contact the Services directly. If the RE/HUD agrees with this recommendation, they will have to complete Formal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.

## Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Click here to enter text.

# Farmland Protection

Obtain documentation from Web Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

There are other options for this data – just make sure that there is documentation to back up the urban land determination

The screenshot displays the USDA Web Soil Survey interface. At the top, there is a navigation bar with links for Contact Us, Subscribe, Archived Soil Surveys, Soil Survey Status, Glossary, Preferences, Link, Logout, and Help. Below this is a secondary navigation bar with buttons for Area of Interest (AOI), Soil Map, Soil Data Explorer, Download Soils Data, and Shopping Cart (Free). The main content area is divided into several sections:

- Search:** A search bar and a dropdown menu for "View Soil Information By Use: All Uses".
- Suitabilities and Limitations Ratings:** A list of categories with expand/collapse icons, including Building Site Development, Construction Materials, Disaster Recovery Planning, and Land Classifications.
- Land Classifications:** A section with expand/collapse icons for Conservation Tree and Shrub Group, Ecological Site ID, and Ecological Site Name.
- Farmland Classification:** A section with expand/collapse icons and sub-sections for View Description and View Rating.
- View Options:** A section with checkboxes for Map, Table, Description of Rating, and Rating Options, along with a "Detailed Description" button.
- Advanced Options:** A section with expand/collapse icons for Hydric Rating by Map Unit, Irrigated Capability Class, Irrigated Capability Subclass, and National Commodity Crop Productivity Index.

On the right side, there is a "Map - Farmland Classification" section showing an aerial map of an urban area. A red box on the map highlights a specific area labeled "Urban". A red circle highlights the "Printable View" button in the top right corner of the interface.

# Historic Preservation

- Section 106 Review
- Archaeology
- Historic Tax Credits
- Continuing Obligations

## Section 106 Application Form:

Qualified Cultural Resource Management Consultant (36 CFR Part 61) completes Multi-Family Redevelopment Section 106 Application Form and submits to the City's Preservation Specialist for review

List of qualified consultants can be found using the following link:

[https://www.michigan.gov/documents/mshda/MSHDA\\_SHPO\\_20190107\\_Archaeologist\\_Architectural\\_Historian\\_and\\_Historian\\_Consultants\\_List\\_MISHPO\\_642686\\_7.pdf](https://www.michigan.gov/documents/mshda/MSHDA_SHPO_20190107_Archaeologist_Architectural_Historian_and_Historian_Consultants_List_MISHPO_642686_7.pdf)



# Multi-Family Redevelopment Section 106 Application Form



CITY OF DETROIT  
HOUSING & REVITALIZATION DEPARTMENT  
SECTION 106 REVIEW REQUEST FORM  
MULTI-FAMILY & REDEVELOPMENT PROJECTS

I. GENERAL PROJECT INFORMATION	
<small>This form MUST be completed by someone meeting the National Park Service Professional Qualification Standards. Please attach proof of qualifications with this application (unless already on file)</small>	
PROJECT NAME (if applicable):	DATE:
PROJECT ADDRESS(ES)	
HUD FUNDED PROGRAM (HOME, CDBG, ETC.):	FUNDING YEAR:
DEVELOPER CONTACT INFORMATION (Name, Address, Phone and E-Mail Address)	
CONSULTANT CONTACT INFORMATION:	
II. GROUND DISTURBING ACTIVITIES	
A. DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITIES? <input type="checkbox"/> YES <input type="checkbox"/> NO (Proceed to Section III)	
B. USGS 7.5' QUADRANGLE MAP NAME:( Project location must be submitted on a USGS Quad map)	
C. TOTAL ACAGE:	D. TOWNSHIP: RANGE: SECTION:
E. PREVIOUS LAND USE AND DISTURBANCES:	
F. CURRENT LAND USE AND CONDITIONS:	
G. DESCRIPTION OF THE WIDTH, LENGTH AND DEPTH OF PROPOSED GROUND DISTURBING ACTIVITIES:	
III. PROJECT DESCRIPTION	
A. PROVIDE A DETAILED WRITTEN DESCRIPTION OF THE PROJECT:	



CITY OF DETROIT  
HOUSING & REVITALIZATION DEPARTMENT  
SECTION 106 REVIEW REQUEST FORM  
MULTI-FAMILY & REDEVELOPMENT PROJECTS

III. PROJECT DESCRIPTION (Continued)
A. PROVIDE A LOCALIZED MAP INDICATING THE LOCATION OF THE PROJECT AND THE PROPOSED APE.
IV. IDENTIFICATION OF HISTORIC PROPERTIES
A. PROVIDE A WRITTEN DESCRIPTION OF THE APE (physical, visible, auditory), THE STEPS TAKEN TO IDENTIFY THE APE , AND THE JUSTIFICATION OF THE PROPOSED BOUNDARIES:
B. ARE HISTORIC PROPERTIES PRESENT WITHIN THE APE? <input type="checkbox"/> YES <input type="checkbox"/> NO (PROCEED TO SECTION V)
C. DESCRIBE EFFORTS TAKEN TO IDENTIFY THE EXISTANCE OF HISTORIC PROPERTIES WITHIN THE APE, INCLUDING REFERENCES:
D. LIST ALL PROPERTIES 45+ YEARS OF AGE LOCATED WITHIN THE APE ON THE ATTACHED SPREADSHEET
<p><b>PROVIDE:</b> THE ADDRESS DATE OF CONSTRUCTION /ALTERATIONS/ADDITIONS ARCHITECT BUILDING STYLE MATERIALS WINDOW TYPES CURRENT CONDITION HISTORIC INTEGRITY (Location, Design, Setting, Materials, Workmanship, Feeling, Association) NRHP CRITERIA AREA OF SIGNIFICANCE (history, architecture, archeology, engineering, or culture) PERIOD OF SIGNIFICANCE AND A STATEMENT OF SIGNIFICANCE</p>
E. PROVIDE A MAP WHICH INCLUDES THE LOCATION OF ALL IDENTIFIED HISTORIC PROPERTIES AND DISTRICTS LOCATED WITHIN THE APE.

# Multi-Family Redevelopment Section 106 Application Form



CITY OF DETROIT  
HOUSING & REVITALIZATION DEPARTMENT  
SECTION 106 REVIEW REQUEST FORM  
MULTI-FAMILY & REDEVELOPMENT PROJECTS

<b>V. PHOTOGRAPHS (All photographs must be keyed to a project location map.)</b>
A. PROVIDE COLOR PHOTOGRAPHS OF THE PROJECT SITE.
B. PROVIDE COLOR PHOTOGRAPHS DEPICITING THE LIMITS OF THE APE FOR THE PROJECT.
C. PROVIDE COLOR PHOTOGRAPHS OF ALL PROPERTIES 45 YEARS OF AGE OR OLDER LOCATED WITHIN THE APE (Photos should be taken from oblique angles. Please provide at least three photos of each structure showing different elevations).
<b>VI. DETERMINATION OF EFFECT</b>
A. PROVIDE A DETERMINATION OF EFFECT RECOMMENDATION FOR THIS PROJECT:
<p>No Historic Properties Affected [36 CFR § 800.4(d)(1)] Provide a justification for this determination.</p> <p>No Adverse Effect [36 CFR § 800.5(b)] For historic properties, provide an explanation why the criteria of Adverse Effect were found not applicable.</p> <p>Adverse Effect [36 CFR § 800.5(b)(2)] For historic properties, provide an explanation why the criteria of Adverse Effect were found applicable.</p>
<p>Please note: A Determination Letter will be issued by the Preservation Specialist upon review of a completed application. This determination may include any continuing obligations required to comply with federal laws under NEPA/NHPA. Projects which affect historic properties will require design review and approval prior to the start of any work. A Work Completed Letter will be issued to closeout the Section 106 Review Process for projects with continuing obligations.</p>
<p>Please submit this completed form and required documentation to:</p> <p>Ryan Schumaker, Lead Preservation Specialist rschumak@detroitmi.gov Tiffany Rakotz, Preservation Specialist rakotz@detroitmi.gov City of Detroit Housing &amp; Revitalization Department</p>

Section 106 Review



## Historic Preservation (Section 106)

### **Step 2:**

Preservation Specialist reviews application and makes the following determinations based on the information provided:

- Archaeology review requirement triggered?
- Is a Historic Property located in the Area of Potential Effects (APE)?
- What is the Determination of Effect?

# Historic Preservation (Section 106)

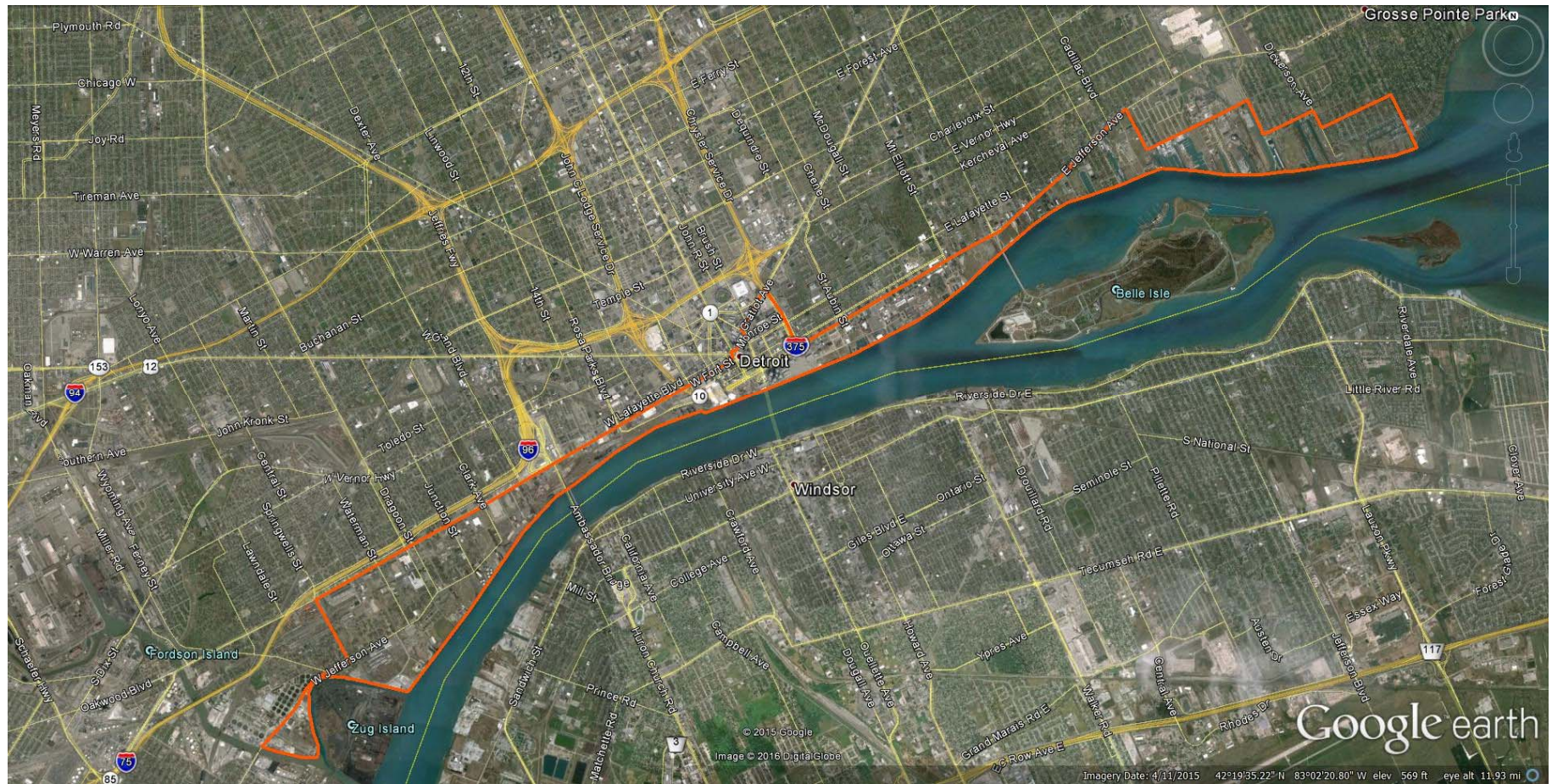
## Archaeology Review Requirement

Project must meet the following requirements to require review by the SHPO archaeologist:

- 1) Project area is greater than or equal to ½-acre and includes ground disturbing activities; or
- 2) Project area of any size, includes ground disturbing activities, and falls within a specific geographic area (generally along the Detroit River)



# Archaeology Review Geographic Boundary



# Historic Preservation (Section 106)

## Archaeology Review Triggered

- Preservation Specialist generates short report and sends it to the SHPO archaeologist for review. Responses may include the following:
  - 1) No known archaeological concerns (no further coordination required)
  - 2) Develop an Unanticipated Discoveries Plan (1-2 Weeks)
  - 3) Conduct a Land-Use History on the project area (1 Month)
  - 4) Phase I/II Archaeological Investigations (2-3 Months)

## Historic Preservation (Section 106)

- **No Historic Properties Present / No Historic Properties Affected**
  - ❖ Preservation Specialist completes the Section 106 review and provides a *No Historic Properties Affected* determination letter
  - ❖ No further coordination with the Preservation Specialist is required (unless scope of work changes)



# Historic Preservation (Section 106)

- **Historic Properties Present / No Adverse Effect Determination**

- ❖ Preservation Specialist completes the Section 106 review and provides a *Conditional No Adverse Effect (CNAE)* determination letter
- ❖ Continuing obligations in the letter will include the following requirements:
  - 1) Work will follow the Secretary of the Interior's Standards for Rehabilitation
  - 2) Detailed plans, specifications, and photos of the proposed work will be submitted to the Preservation Specialist for review and approval prior to the start of the project (2<sup>nd</sup> CNAE letter)
  - 3) Photos of the completed work are required to be submitted to the Preservation Specialist for review and approval (*Work Completed Letter*)

- **Adverse Effect Determination**

- ❖ We strive to ***never*** have this determination on our HUD funded multi-family projects
- ❖ Our goal is to avoid negative impacts on Historic Properties if at all possible

# Historic Preservation (Section 106) Hurdles

- Timing
- Confusion over funding source/lack of information (City vs. DHC vs. private funds)
- Incomplete Information in Application
- Lack of well-defined project description
- Archeology
- Project segmentation
- Foreclosure

# Noise Abatement and Control

## Use HUD Exchange DNL Calculator

<https://www.hudexchange.info/environmental-review/dnl-calculator/>

Resources and assistance to support HUD's community partners

**HUD EXCHANGE**  
Secretary Ben Carson

My HUD Exchange Programs Resources Trainings Program Support

Home > Programs > Environmental Review > DNL Calculator

### DNL Calculator

**WARNING:** HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview.

#### Tools and Guidance

- Day/Night Noise Level Assessment Tool User Guide
- Day/Night Noise Level Assessment Tool Flowcharts

#### Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL values must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2:** DNL Calculator assumes roadway data is always entered.

#### DNL Calculator

Site ID

Record Date

User's Name

Airport Noise Level

Loud Impulse Sounds?  Yes  No

Combined DNL for all Road and Rail sources

Combined DNL, including Airport

Site DNL with Loud Impulse Sound

#### Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- No Action Alternative:** Cancel the project at this location
- Other Reasonable Alternatives:** Choose an alternate site
- Mitigation**
  - Contact your Field or Regional Environmental Officer
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Assessor Guidebook*
  - Construct noise barrier. See the *Barrier Performance Module*

# Sound Transmission Classification Assessment Tool (STraCAT)

Use HUD Exchange Calculator

<https://www.hudexchange.info/stracat/>

If your project has a “normally unacceptable” or “unacceptable” noise level, engage a professional and work on mitigation ASAP.

Resources and assistance to support HUD's community partners

**HUD EXCHANGE**  
Secretary Ben Carson

My HUD Exchange Programs Resources Trainings Program Support Grants

Home - STraCAT

## Sound Transmission Classification Assessment Tool (STraCAT)

**Part I - Description**

Project:  Sponsor/Developer:

Location:  Prepared by:

Noise Level:  Date:  Primary Source(s):

0 2019-09-17

**Part II - Wall Components**

Wall Construction Detail	Area	STC
<input type="button" value="Add new wall"/>	0 Sq. Feet	0

Window Construction Detail	Quantity	Sq Ft/Unit	STC
<input type="button" value="Add new window"/>			

Door Construction Detail	Quantity	Sq Ft/Unit	STC
<input type="button" value="Add new door"/>			

**Part III - Results**

**Wall Statistics**

Stat	Value
Area:	0 ft <sup>2</sup>
Wall STC:	0

**Aperture Statistics**

Aperture	Count	Area	% of wall
Windows:	0	0 ft <sup>2</sup>	0%
Doors:	0	0 ft <sup>2</sup>	0%

**Evaluation Criteria**

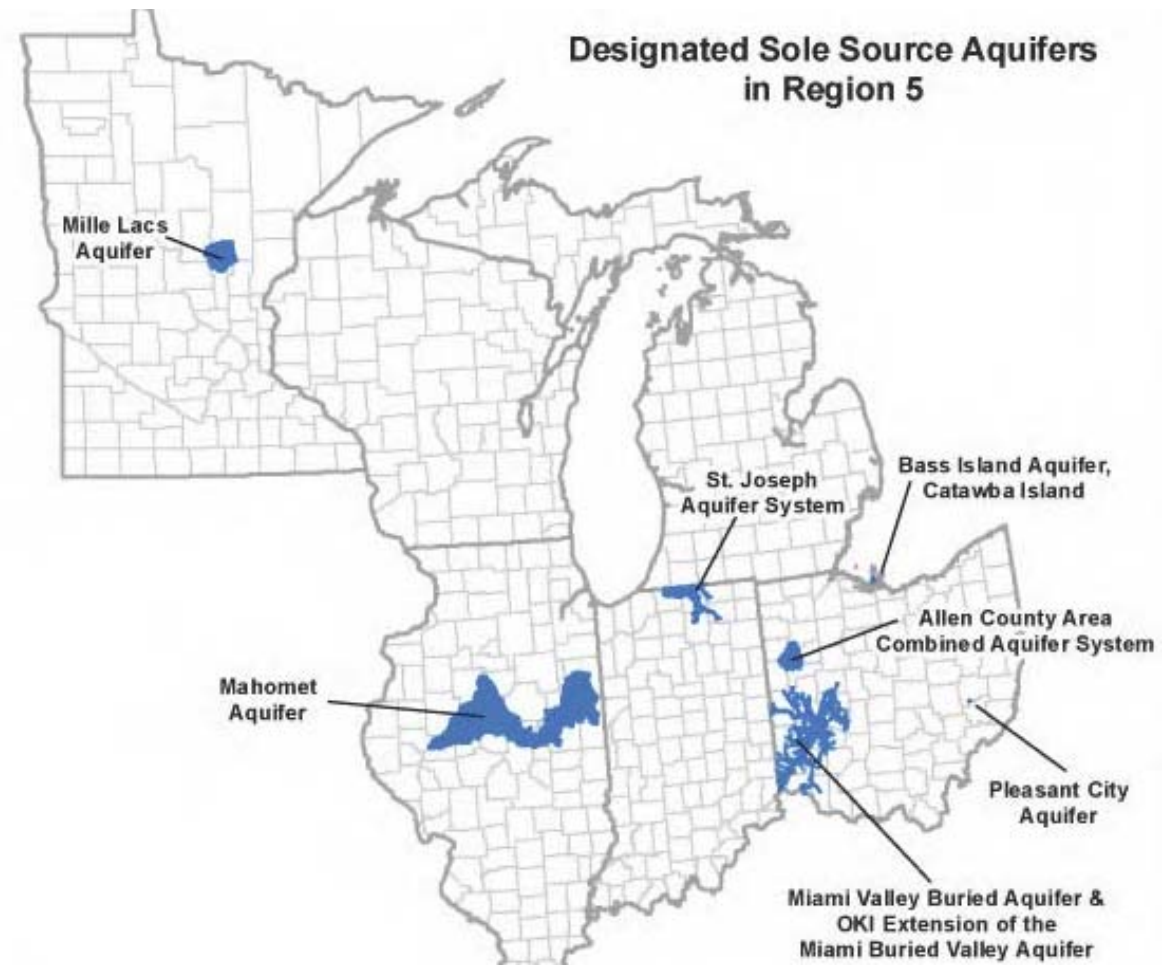
Criteria	Value
Noise source sound level(dB):	0
Combined attenuation for wall component:	0 dB
Required attenuation:	0
Do Wall components meet requirements?	<input checked="" type="button" value="Yes"/>

# Sole Source Aquifers

Obtain map from EPA

<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=gebbo47ba3ec41ada1877155fe31356b>

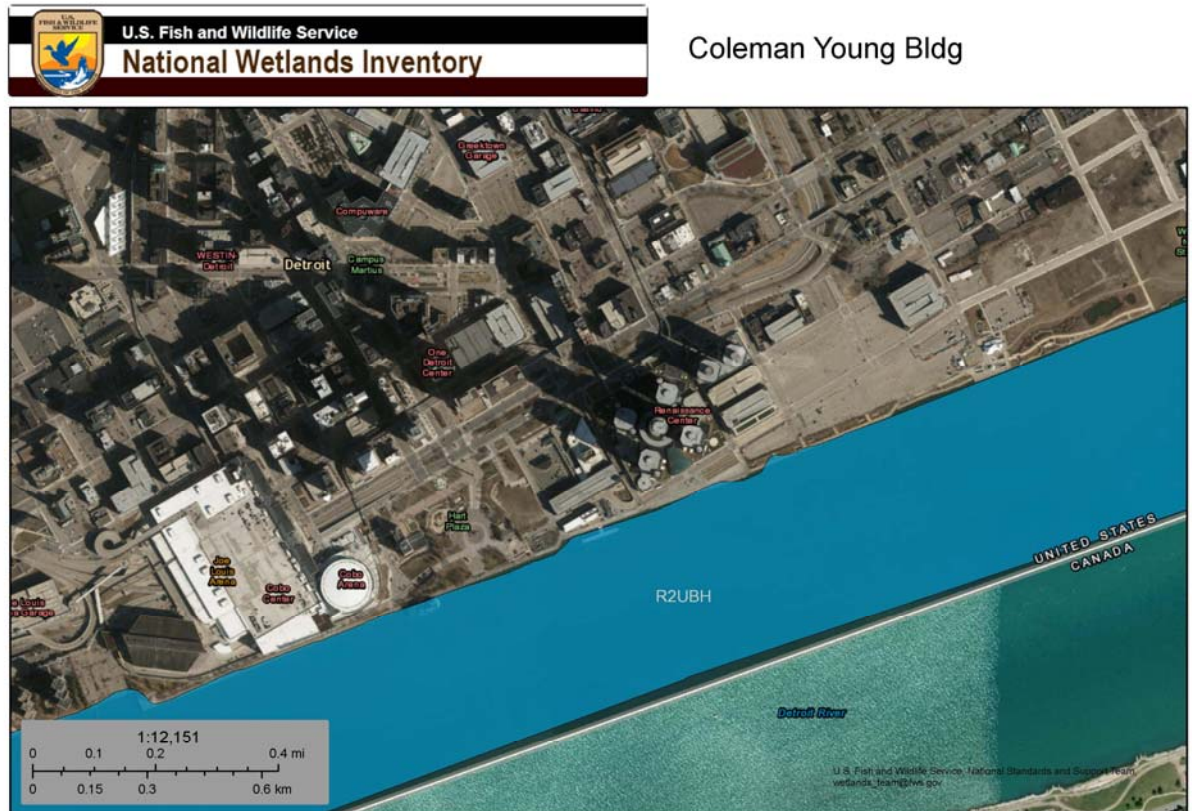
Or EGLE



# Wetland Protection









Obtain map from US Fish and Wildlife Service

<https://www.fws.gov/wetlands/data/mapper.html>



September 12, 2019

## Wetlands

 Estuarine and Marine Deepwater	 Freshwater Emergent Wetland	 Lake
 Estuarine and Marine Wetland	 Freshwater Forested/Shrub Wetland	 Other
	 Freshwater Pond	 Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

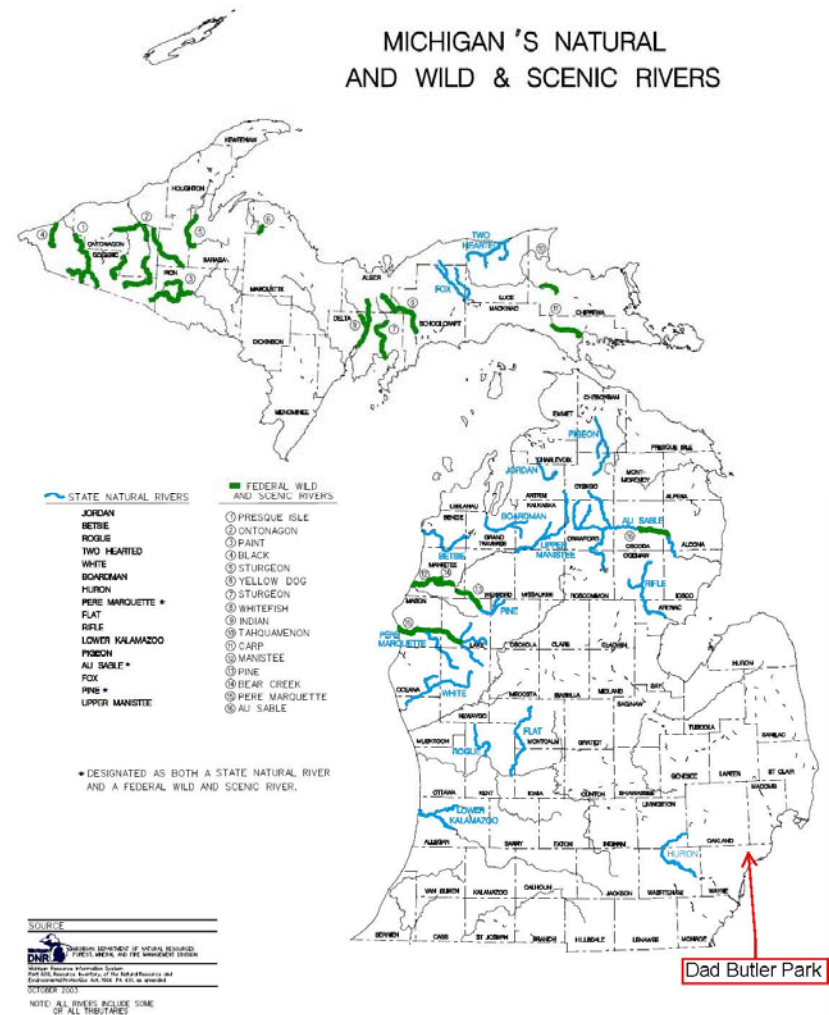
# Wild and Scenic Rivers

Obtain map from DNR

[https://www.michigan.gov/dnr/0,4570,7-350-79136\\_79236\\_82211---,00.html](https://www.michigan.gov/dnr/0,4570,7-350-79136_79236_82211---,00.html)

Or National Wild and Scenic Rivers System

<https://www.rivers.gov/>



# Environmental Justice

Obtain information from EPA- EJScreen Report

<https://www.epa.gov/environmentaljustice>

Or Census Website



## EJSCREEN Report (Version 2018)



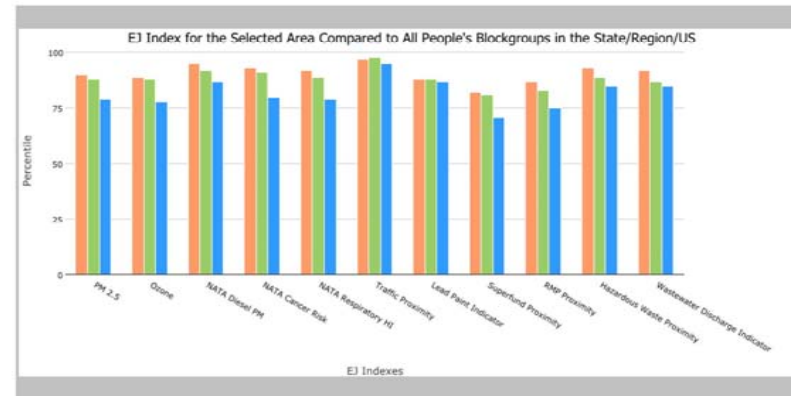
1 mile Ring Centered at 42.329805, -83.045402, MICHIGAN, EPA Region 5

Approximate Population: 11,858

Input Area (sq. miles): 3.14

2 Woodward Ave

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	90	88	79
EJ Index for Ozone	89	88	78
EJ Index for NATA* Diesel PM	95	92	87
EJ Index for NATA* Air Toxics Cancer Risk	93	91	80
EJ Index for NATA* Respiratory Hazard Index	92	89	79
EJ Index for Traffic Proximity and Volume	97	98	95
EJ Index for Lead Paint Indicator	88	88	87
EJ Index for Superfund Proximity	82	81	71
EJ Index for RMP Proximity	87	83	75
EJ Index for Hazardous Waste Proximity	93	89	85
EJ Index for Wastewater Discharge Indicator	92	87	85



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.



# Environmental Assessment Impact Codes

- **Minor Beneficial Impact**- An outcome of the project is positive in some way, but the community improvement is limited. (An example might be a new mixed-use project whose new parking is available to the neighborhood after the commercial component closes)
- **No Impact Anticipated**- The proposed project will have no negative effect on the community. (An example would be new residential units require additional potable water from the municipal supply, but the existing system has sufficient capacity to provide for the new residents)
- **Minor Adverse Impact**- Analysis of the proposal shows that some aspect of the project will negatively affect the community, both the challenge affects a relatively small number of people or is easily mitigated. (An example is a new apartment building that raises traffic volumes at a nearby intersection. Installing a traffic light, turning lane, or turning land signal as project mitigation could improve the intersection's performance)
- **Significant or Potentially Significant Impact**- If the project analysis finds a significant impact, the project should be modified to avoid the impact. A finding of a significant impact that remains in the preferred alternative requires an Environmental Impact Statement

# Environmental Assessment Factor and Impact Evaluation

HUD needs to know that the Site and surrounding area can support the new influx of people, and that the people have access to basic needs

Environmental Assessment Factor	Impact Evaluation
<b>LAND DEVELOPMENT</b>	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	
Hazards and Nuisances including Site Safety and Noise	
Energy Consumption	
<b>SOCIOECONOMIC</b>	
Employment and Income Patterns	
Demographic Character Changes, Displacement	
<b>COMMUNITY FACILITIES AND SERVICES</b>	
Educational and Cultural Facilities	
Commercial Facilities	
Health Care and Social Services	
Solid Waste Disposal / Recycling	
Waste Water / Sanitary Sewers	
Water Supply	
Public Safety - Police, Fire and Emergency Medical	
Parks, Open Space and Recreation	
Transportation and Accessibility	
<b>NATURAL FEATURES</b>	
Unique Natural Features, Water Resources	
Vegetation, Wildlife	
Other Factors	

# Environmental Assessment Factor and Impact Evaluation

- Land Development:
  - ❖ Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design
  - ❖ Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff
  - ❖ Hazards and Nuisances including Site Safety and Noise
  - ❖ Energy Consumption
- Socioeconomic:
  - ❖ Employment and Income Patterns
  - ❖ Demographic Character Changes, Displacement

# Environmental Assessment Factor and Impact Evaluation

- Community Facilities and Services:
  - ❖ Educational and Cultural Facilities
  - ❖ Commercial Facilities
  - ❖ Health Care and Social Services
  - ❖ Solid Waste Disposal / Recycling
  - ❖ Waste Water / Sanitary Sewers
  - ❖ Water Supply
  - ❖ Public Safety - Police, Fire and Emergency Medical
  - ❖ Parks, Open Space and Recreation
  - ❖ Transportation and Accessibility
- Natural Features:
  - ❖ Unique Natural Features, Water Resources
  - ❖ Vegetation, Wildlife

# Alternatives

- Alternatives considered are limited to the range of alternatives that meet the purpose and need. Those alternatives that do not meet the purpose and need can be dismissed without detailed study. This is an imaginative, creative, and communal process
- At a minimum, the **No Action Alternative** and the **Proposed Action Alternative** must be considered
- Mitigation
- Mitigation measures can be used to avoid or minimize potentially significant adverse environmental impact that would otherwise require an Environmental Impact Statement

# Major Mitigation Measures Recap

- Contamination
  - ❖ Requires a State approved remediation plan
  - ❖ Associated costs must be included in the construction plan
- Floodplain
  - ❖ NO new construction in the floodplain
  - ❖ Renovation will require further consultation
- Section 106 Review
  - ❖ Timing
  - ❖ Sequencing
- Noise
  - ❖ May require changes to the building envelope – windows (Architect Statement)
  - ❖ May require barrier

# Completing the Environmental Review

- Consultant: submits information to City of Detroit Environmental Review Team
- ER Team:
  - ❖ Reviews for completion requirements
  - ❖ Outlines continuing obligations
  - ❖ Begins publication process
  - ❖ Gets AUGF
- Developer: closes on the property and funding
  - ❖ Construction begins
  - ❖ Remedial actions/mitigation measures begin

# Post Construction/ Continuing Obligations

- ER Team will work with the City of Detroit Construction Manager to ensure that mitigation measures and remedial actions are conducted throughout construction
- Continuing obligations are reviewed prior to final payout from City of Detroit. Typical continuing obligations include:
  - ❖ Lead and Asbestos closeout reports and ongoing O&M Plans
  - ❖ Section 106 closeout requirements
  - ❖ Remedial action documentation including an EGLE approved Documentation of Due Care Compliance (DDCC) Report
  - ❖ O&M Plans, inspection, and reporting requirements from the DDCC
  - ❖ Noise abatement requirements



## Access to Presentations

- Go to [www.detroitmi.gov](http://www.detroitmi.gov) in your web browser
- In the **SEARCH** bar enter “HUD NEPA Compliance”
- **Click** on “HUD NEPA Compliance” search result
- Scroll to bottom of the page for links to each of the presentations

# City of Detroit HRD Environmental Review Team

**Penny Dwoinen**

Environmental Review Officer

[dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov)

**Ryan Schumaker**

Lead Preservation Specialist

[rschumak@detroitmi.gov](mailto:rschumak@detroitmi.gov)

**Tiffany Rakotz**

Preservation Specialist

[rakotzt@detroitmi.gov](mailto:rakotzt@detroitmi.gov)