

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Ewald-Apartments

HEROS Number: 900000010446069

Start Date: 01/03/2025

Responsible Entity (RE): DETROIT, PLANNING AND DEVELOPMENT DEPARTMENT
DETROIT MI, 48226

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider, Director

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Triterra

Point of Contact: Christian Halquist

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 1920 Ewald Cir, Detroit, MI 48238

Additional Location Information:

The proposed project is located at 1920 Ewald Circle and 1943 Ewald Circle in City of Detroit Michigan 48238. 1920 Ewald circle (parcel ID 12005031-40) is located north of Ewald Circle approximately 150 feet east of Wildemere Street. 1943 Ewald circle (Parcel ID 12004935-41) is located at the southeast corner of Ewald Circle and Wildemere Street.

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit
E-mail: Dwoinenp@detroitmi.gov

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

The Ewald project includes the acquisition and rehabilitation of two multi-unit residential buildings located at 1920 and 1943 Ewald Circle in Detroit, MI. This project will be completed at the same time as the Elmtree project (HEROS number 900000010446520). Thirty-five units will receive project-based rental assistance with the preservation of a current Housing Assistance Payment (HAP) contract from the U.S. Department of Housing and Urban Development that is currently in jeopardy of being terminated. Both buildings and interior units require significant interior, exterior, electrical, and HVAC improvements, rehabilitation and repair. 1920 Ewald Circle: 2-story ~15,126 total sq. ft., residential building built in ~1949, approximately 10 onsite, uncovered, paved parking spaces to the rear of the building, sidewalk, metal fencing, lawn, trees 16 total units (x12 1 bedroom/1 bath, x4 2 bedroom/1 bath) - Replace boiler (1530MBH) - Remove shared hot water tank - Remove/replace roofing, gutters, downspouts - Caulk windows and 4 exterior doors, replace windows as necessary - Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, - Replace exterior lighting - Electrical - replace electrical panel, wiring, outlets, switches, fixtures (to LED) - Replace CO2 cannisters - Install Accessible ADA ramp, stairs, landing (4'5"x4'5"), ADA electric door openers Interior units - Interior doors, casing, hardware, unit numbers - Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, range hood, refrigerators) - Replace tub and shower inserts or reglaze - Wall painting/prep/caulk/repair, Casing and baseboards - Replace bathroom tile/shower tile surround, subflooring - Sand and seal hardwood flooring, install interlock plank flooring, and/or replace carpet - Replace window blinds Exterior - Landscaping and signage - Repair/resurface/repaint paved parking, curb stops, entrance stoop, sidewalk and porch/patio areas - Remove repair/replace damaged fencing - Repair/replace irrigation lines/heads - Wrap column in aluminum 1943 Ewald Circle: 2-story ~14,048 total sq.ft., residential building, built ~1948, approximately 10 onsite, uncovered, paved parking spaces, sidewalk, lawn, trees 16 total

units (x12 1 bedroom/1 bath, x4 2 bedroom/1 bath) - Replace furnace (71MBH) - Remove shared hot water tank - Remove/replace roofing, gutters, downspouts - Replace windows and sliding patio doors - Caulk windows and 4 exterior doors, - Replace handrails where needed - Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, - Replace exterior lighting - Electrical - replace electrical panel, wiring, outlets, switches, fixtures (to LED) - Replace CO2 cannisters - Install Accessible ADA ramp, stairs, landing (4'5"x4'5"), ADA electric door openers Interior units - Interior doors, casing, hardware, unit numbers - Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, - range hood, refrigerators) - Replace tub and shower inserts or reglaze - Wall painting/prep/caulk/repair, Casing and baseboards - Replace bathroom tile/shower tile surround, subflooring - Sand and seal hardwood flooring, install interlock plank flooring, and/or replace carpet - Replace window blinds Exterior - Landscaping and signage - Repair/resurface/repaint paved parking, curb bumpers, bumper poles, entrance stoop, sidewalk and porch/patio areas - Repair/replace damaged fencing - Repair/replace irrigation lines/heads - Wrap column in aluminum

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

According to the Elmtree Ewald Apartments - Detroit, MI December 1, 2023 Market Study, Ewald Apartments is an existing general tenancy LIHTC/Section 8 development proposed for rehabilitation with new LIHTC funding. Ewald Apartments are comprised of two two-story multi-unit residential buildings that were constructed between 1948-1949 and have not received a recent substantial rehabilitation. Currently, the property is restricted at 30 and 60 percent of the AMI; 30 percent units operate under a Section 8 HAP contract. Following LIHTC rehabilitation, all of the Subject's units will be restricted at 50 and 60 percent of the AMI. All of the Subject's 50 percent units will continue to operate under Section 8 HAP contract. Existing tenants will remain income-eligible to live at the property post-rehabilitation. Rehabilitation is proposed to occur on a rolling basis with minimal impact to existing tenants. The Property has historically operated with a vacancy of 43.6 percent (2023), 9.0 (2022), and 6.0 (2021). According to the developer, units have been kept vacant due to the pending renovation. The demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for affordable multifamily housing in the primary market area (PMA) such as the property. Management at comparable sites reported that there is ongoing demand for good quality rental housing within the PMA, and demonstrate stable occupancies.

Existing Conditions and Trends [24 CFR 58.40(a)]:

According to the 2023 Market study, to the immediate north of the property are single-family homes in fair to good condition and small multifamily uses in average condition. Further north are continued single-family homes and small multifamily uses in average condition. To the east of the property are single-family homes in fair to good condition. Further east are continued single-family homes and small multifamily uses in average condition. To the immediate south of the property are single-family

homes in average condition. Further south are continued single-family homes in fair to good condition. To the immediate west of the property are single-family homes and small multifamily uses in average condition. The building at 1946-1966 Ewald Circle, directly west of 1920 Ewald Circle and across the street from 1943 Ewald Circle, has several vacant/boarded units, but appeared to be under active renovation. Several other homes in the area appeared to be in below-average to average condition, but homes along Oakman Blvd to the south appear to be in average to good condition. The market survey determined that a blight plan did not appear to be necessary. From the Market study, the total population and number of households in the PMA is projected to increase slightly through 2028. The significant percentage of households earning less than \$50,000 annually, should allow sufficient housing demand in the PMA. Comparables data combined with interviews of real estate professionals demonstrate an ongoing need for affordable housing over the foreseeable term. Excluding the property in lease up, the LIHTC comparables reported vacancy rates ranging from zero to 3.7 percent with an overall weighted average of 1.4 percent. The market rate properties reported vacancy rates ranging from zero to 6.8 percent, with an overall weighted average of 1.3 percent. The average stabilized LIHTC vacancy rate of 1.4 percent is considered exceptionally low, and indicative of supply constrained conditions.

Maps, photographs, and other documentation of project location and description:

[MSHDA 11 2023 - Detroit MI - Ewald Elmtree.pdf](#)

[Property Location - Figure 1 and 2.pdf](#)

[Parcel Number - 12005031-40 .pdf](#)

[Parcel Number - 12004935-41 .pdf](#)

[x24-0725 1920 Ewald BLW TPB - Update.pdf](#)

[24-0725 1943 Ewald BLW SOW.pdf](#)

[Photo Log.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[Signature Page - Ewald Apartments.pdf](#)

7015.15 certified by Certifying Officer

on:

7015.16 certified by Authorizing Officer

on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$1,000,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$12,018,638.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport is Coleman A. Young Airport (CAY), located approximately 5.89 miles east of the subject property.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FIRMette 26163C0100E, effective 2/2/2012, The project is not located in a FEMA-designated Special Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the

		<p>coastal or riverine FFRMS floodplain. The City of Detroit is a participant in good standing with the National Flood Insurance program (NFIP). The project is in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the EGLE document (July 2023) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~3.9 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project include rehabilitation/renovation of the existing residential structure and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore the proposed project is in compliance with this section.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not within a Coastal Zone Management Area. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Phase I ESA was completed November 20, 2023 by Triterra; no RECs were identified. A Pre-renovation Hazardous Materials Assessment was completed by Triterra, Aug 9, 2024. The following friable asbestos containing materials (ACM) were identified: HA 30: Pipe insulation located in the crawl space of 1920 and 1930 Ewald Circle HA 46: Duct tape located through the</p>

		<p>basement of 1943 and 1967 Ewald Circle No Category I non-friable ACM were identified during the inspection. The following Category II non-friable ACM were identified: HA 39: White exterior window caulk (1920 & 1930 Ewald exterior) HA 41: Exterior door caulk (1920 & 1930 Ewald exterior) HA 43: Black sink undercoating (1967 Ewald unit 105) Proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/ demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities. Depending on the type and quantities of ACM that will be removed from the structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environment, Great Lakes, and Energy - Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building. Lead Triterra completed a Lead Hazard/Risk Assessment Report for</p>
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		<p>the Property on July 24, 2024. the following positive LBP determinations via XRF were identified: 1920/1930 Ewald Apartment 15 bathroom tile & plastic shower rod, kitchen ceramic tile Apartment 16 bathroom ceramic tile, kitchen ceramic tile, window sill, and cabinet shelf Apartment 12 bedroom plaster wall, wood shelf Basement doors (jamb & frame Stairwell (risers stringers & treads) Exterior doors, windows, vent, column, pipe) 1943/1967 Ewald Exterior window casings and sills, column, soffit Apartment 107 kitchen wall plaster Apartment 205 bathroom brick wall, dining room window frame Apartment 208 bedroom window sill west and central stairwell risers treads stringers 2nd floor hallway door stop East and central stairwells treads and stringers Lead dust-lead hazards were identified on window sills, troughs, and/or floors in units 23, 24,16, 11, 12, 14, stairwells in 1920/1930 Ewald, and units 101, 103, 104, 201, 202, 106, 107, and 208 in 1943/1967 Ewald. For major rehabilitations of multifamily properties constructed before 1978, lead-based paint identified on the property shall undergo "abatement" in accordance with 24 CFR 35.1325 with the abatement to be completed prior to both initial occupancy and Final Closing. A lead abatement closeout report will be provided following completion of abatement.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the USFWS IPAC species list, the following threatened or endangered species are listed for Wayne, County: Myotic sodalis (Indiana Bat) Calidris canutus rufa (Rufa Red Knot) Sistrurus catenatus (Eastern Massasauga) Platanthera leucophaea (Eastern Prairie fringed Orchid) The subject property does not contain</p>

		suitable habitat for the listed threatened or endangered species for Wayne County. The proposed project is the rehabilitation of an apartment complex and is in an established residential and commercial corridor that is not likely to contain any critical habitats. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required.
Explosive and Flammable Hazards Above-Ground Tanks [24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to LARA fire services (Accela), there are three active AST facilities within zip code 48206. Endless West (Ex-cell-o Corp) - 1200 Oakman Blvd has x6 16,000 ASTs containing "flammable/combustible onsite." - the site reportedly produces alcoholic spirits. The site located ~3180 ft northeast of the property. D&W Oil - 14330 Wyoming is >1 mile west of the property (excluded under 24CFR 51 subpart c). Motor City Propane - 6340 Intervale is located ~3,115ft west of the property. one 30,000-gal propane tank is registered to the site. Triterra utilized the HUD Exchange Acceptable Separation Distance (ASD) Electronic Assessment tool to calculate the ASDs: 1200 Oakman: Volume - 16,000gal, thermal radiation distance (people) - 877.88ft, thermal radiation distance (buildings) - 181.16ft 6340 Intervale: Volume - 30,000gal, thermal radiation distance (people) - 1,140.69ft, thermal radiation distance (buildings) - 242.26ft Both sites are located outside of the ASD.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FIRMette 26163C0100E, effective 2/2/2012, The project is not located in a FEMA-designated Special

		Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the coastal or riverine FFRMS floodplain. The City of Detroit is a participant in good standing with the National Flood Insurance program (NFIP).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD Staff Archaeologist concurs with this recommendation. In a letter dated 1/13/25, the Michigan SHPO concurred with this recommendation. Tribal consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project. No historic properties will be affected by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. See attachments for supporting documentation
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is comprised of two buildings, located to the north (1920 Ewald) and south (1943 Ewald) of Ewald Circle. Roadways located within 1,000-ft of the subject property with 2023 MMDOT AADT [traffic] data in

		<p>2023 include Ewald Circle, Oakman Drive, and Kendall street. There are no active railroads within 3,000-feet of the project site. The Coleman A. Young Municipal Airport (DET) is located approximately 5.81-miles east of the project site. According to the Airport Noise Worksheet, it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airports. Triterra utilized the HUD Day/Night Noise Level (DNL) Calculator and 10 year traffic projections to estimate a community noise level for the proposed project locations; A community noise level of 64 decibels (1920 Ewald Circle) and 65 decibels (1943 Ewald Circle) was calculated by the DNL. No noise mitigation measures are required for sites with a DNL of 65 dB or less.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to EPA Region V, no designated Sole Source Aquifers are located in the area of the project site or Michigan. Therefore, there proposed project is in compliance with 40 CFR Part 149.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, NRCS web soil survey, and a review of historical aerials and no suspect wetlands were identified on the property. The project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river, a current study river, or a NRI listed river. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the USEPA EJ Screen standard report, within one mile radius of the proposed project site, approximately 97% of the population</p>

		<p>identified as People of Color, and 65% of the population are considered low-income. The proposed project consists of necessary building interior and exterior renovations, repair, replacement including a new boiler, electrical, roofing, masonry repair, flooring, fixtures, appliances, and updating ADA accessibility features. Lead based paint and asbestos containing materials were identified on the property and will be abated as part of property renovation/rehabilitation. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area. The project is in compliance with Executive Order 12898.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	According to the City of Detroit's Zoning Map, the project site is located within a R3 low density residential district. The proposed project consists of rehabilitating the existing building located at the project site and resurfacing the existing parking lot. The proposed project will comply with the current zoning because no change in use will occur. The proposed project is expected to potentially benefit the local community by revitalizing and increasing capacity of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		affordable housing to individuals and families.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the topographic map, the subject property is approximately 644-feet above mean sea level. According to the NRCS Soil Survey, the project site 100% consists of Shebeon-Urban land complex (0-4% slopes). Shebeon-Urban land has a hydric rating of zero and is excessively drained. The proposed project consists of predominately building interior and exterior repairs/renovations. Limited subsurface impact will be completed to install an ADA ramp at the vestibule.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	As this area is currently operating as residential and no significant developments will take place as part of the project, there will not be an undue burden in relation to site safety and noise. The Property is not in an area with an elevated risk of natural hazards, and the proposed project is not anticipated to generate manmade hazards or air pollution. Proper care will be taken by the construction management to appropriately secure the site during activities to minimize access by unauthorized persons and activities will be limited to hours dictated by local noise ordinances.	
SOCIOECONOMIC			
Employment and Income Patterns	1	According to the U.S. Bureau of Labor Statistics, job gain for the Detroit area is approximately 1.9% and unemployment rates (only including non-farming jobs) have decreased by 2.4%, between June 2020 and June 2023. Overall, Wayne County has a large number of manufacturing, trade, transportation, and utilities, professional and business services, and educational related jobs. The project focuses on housing a diverse range of incomes, including low income households. The proposed project would continue to provide affordable housing and will provide additional economic opportunities for building management,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		housekeeping, and maintenance, as well as temporary jobs during construction. The project is expected to create 29 temporary jobs during the construction period.	
Demographic Character Changes / Displacement	2	According to the United States Census Bureau, in 2020, the City of Detroit had a total population of 639,111. Approximately 10.7% of the population is white, 77.7% is African American or black, 0.5% is American Indian or Alaskan Native, 1.6% is Asian, and 4.6% reported some other race. The project may assist the community by providing additional affordable housing units to the area.	
Environmental Justice EA Factor	2	Lead based paint and asbestos containing materials were identified on the property and will be abated as part of property renovation/rehabilitation. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The Property is located within the Detroit City Public Schools District. Nearby schools include: New Paradigm Glazer Academy - 0.61 mi E Jane Addams School - 0.43mi SE Durfee Elementary, Middle, and High school 1.17mi SE MacCulloch Elementary 0.0.49mi S Westside Alternative High School 0.83mi S Joffe School 0.29mi W The project is not anticipated to significantly contribute to the student population; therefore, it is not likely the local school system will be impacted.	
Commercial Facilities (Access and Proximity)	2	The subject property is located in an area that is predominately developed with residential structures. Nearby non-residential Facilities include churches, schools, and the Parkman Detroit Public library. An area of light industrial/manufacturing is located approximately 525 ft north of the property along Wildemere St, Doris St, and Oakman	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Blvd. A commercial district is located along Linwood Street (~1,330 ft east) that includes two gas stations, several churches, auto parts supply stores, homecare, party store, and two restaurants. The proposed project is not anticipated to negatively impact local commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	Hospitals and Social Services located near the property include: Cherry Health Community 0.89mi NW Cass Community Social Services 1.3mi SE DMC Sinai Grace Hospital 3.1 mi NW Henry Ford Hospital 3 mi SE The project is not anticipated to burden the existing health care and social services in the community.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	General refuse, recycling, and yard waste pickup services are provided by the City of Detroit. The Detroit Disposal & Recycling is located approximately six miles away and BCS Trash is located ~0.7 mi west. The closest Type II landfills are Oakland Heights Development or Woodland Meadows (municipal solid waste) (Active-accepting) and the closest Type III landfill (demolition debris) is City of Livonia (Active-accepting).	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary services are provided by the City of Detroit. The project will be completed in compliance with the building code. The project is not expected to overrun existing capacity.	
Water Supply (Feasibility and Capacity)	2	Drinking water for the City of Detroit is supplied by the Detroit Water And Sewerage Department (DWSD). According to the 2023 water quality report, DWSD meets or exceeds all of the requirements of the Safe Drinking Water Act (SDWA), no violations were identified within the report. The proposed project is not anticipated to have a negative impact on the quality or availability of local drinking water.	
Public Safety - Police, Fire and Emergency Medical	2	The closest fire and police departments to the property are: Detroit Fire Department - 0.2 mi W Highland Fire & police Dept - 1.9	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		mi NE Detroit Police - 10th Precinct - 1.3 mi SW No negative impacts to emergency services are anticipated as a result of the project.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are several parks and recreation centers within close proximity to the project site, including Parkman Detroit Public Library 0.1 mi NE LaSalle Ford Park 0.43 mi E Salsinger Playfield 0.26 mi N Zussman Playground 0.42 mi S The project is not anticipated to significantly increase the demand/limit access for parks or open space or result in the deterioration of existing facilities.	
Transportation and Accessibility (Access and Capacity)	2	The Detroit Department of Transportation provides public bus services to the area, and there are multiple bus stops within walking distance of the project site. The site will be easily accessed from Ewald Circle, a residential road with minimal traffic congestion. The subject property is located in a predominately residential area and received a walkscore of 58 (somewhat walkable).	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features, water bodies, or wetlands are located on or adjoining the property and no negative impacts are anticipated to unique natural features as a result of the project. The property is located in a highly developed residential neighborhood.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The removal of existing trees, shrubs, lawn, and landscaping is not proposed under site redevelopment activities. The proposed project will likely not have a temporary impact on urban wildlife patterns (song birds, squirrels, racoons, opossums, etc.). See Threatened and Endangered species mitigation activities in the statutory checklist for further information.	
Other Factors 1			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	<p>According to the FEMA National Risk Index, Wayne County is identified as having a relatively high-risk index for expected annual loss, social vulnerability is very high and community resilience is relatively moderate. Climate change risks identified for Wayne County with a relatively high-risk factor include: winter weather, cold wave, heat wave, lightning, riverine flooding, strong wind, and tornados. According to FEMA's National Flood Hazard Layer, the property is located approximately 3-miles northwest of the Detroit River in an area of minimal flood risk. According to the (beta) Federal Flood Standard Support Tool (non-critical action - service life of 2070), the property is not located in the FFRMS floodplain. According to the Draft (1/22) City of Detroit Hazard Mitigation Plan and the National Weather Service, Detroit and Wayne County experience 40-60 thunderstorm days per year. Tornadoes in Detroit are most frequent in the spring and early summer when warm, moist air from the Gulf of Mexico collides with cold air from the Polar Regions to generate severe thunderstorms; Detroit lies at the northeastern edge of the nation's primary tornado belt. The proposed project is an existing residential structure in need of renovation/repair. Proposed plans will address potential future extreme heat and/or cold events and energy concerns through replacement of the building's hot water heaters, furnace (71 MBH), updated electrical panel and wiring, new windows and sliders, new roofing, repair/remove masonry, sills, lintels, and chimney.</p>	
Energy Efficiency	2	Proposed energy efficient repair/replacement on the property building	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		features include LED lighting, energy efficient furnace, appliances, and windows.	

Supporting documentation[parks\(1\).pdf](#)[parks.pdf](#)[Zoning Classifications_1.pdf](#)[zmap 58 thomson.pdf](#)[police fire hospitals parks.pdf](#)[Landfill-map.pdf](#)[nepassist - schools churches hospitals.pdf](#)[Nearby resources map.pdf](#)[Master Plan Text 10-22.pdf](#)[DDOT-SystemMap_Effective051124.pdf](#)[bus stops.pdf](#)[2022 Capital Agenda.pdf](#)**Additional Studies Performed:**

Phase I Environmental Site Assessment - 1920 and 1943 Ewald Circle, Detroit, MI 48238, drafted by Triterra, dated November 20, 2023. Pre-Renovation Hazardous Materials Assessment, 1920, 1930, 1943, and 1967 Ewald Circle, Detroit, MI 48238, drafted by Triterra, dated August 9, 2024. Lead Inspection & Risk Assessment, 1920, 1930, 1943, and 1967 Ewald Circle, Detroit, MI 48238, drafted by Triterra, Dated: July 24, 2024. Field Inspection (Date and completed by): November 13, 2023, Ms. Alexis Bowen and Ms. Jessica Meister, Triterra.

Field Inspection [Optional]: Date and completed

by:

Alexis Bowen

11/13/2023 12:00:00 AM

[Photo Log.pdf](#)**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

-Proposed activities -Current BS&A Assessing Records -City of Detroit Parcel Viewer _Figure 1 & 2 - Property location -City of Detroit - Master Plan of Policies -City of Detroit Zoning Map -2024-2028 Proposed Capital Agenda -DDOT Bus Route Map -Google Earth -Walkscore -FEMA Community Report-National Risk Index, Wayne County -Nepassist -EGLE Solid Waste landfill Map - Part 115 of Act 451 -Google Maps -Section 106 Application submitted to City of Detroit -FEMA Firmette -Community Status List -FFRMS Freeboard Value Approach Report -

USDA NRCS Soil survey - Hydric Rating -USDA NCRS Soil Survey - Farmland Classification -United State Fish and Wildlife Service (USFWS) - Wetland Inventory Mapper -EGLE Wetland Mapper -John H Chafee Coastal Barrier Resources System - Michigan March 14, 2016 -USFWS Coast Barrier Resources System Maps -EGLE Coastal Zone Boundary Map -MSHDA Michigan Coastal Zone Management Area Boundaries 4/2018 -EPA Sole Source Aquifer Map -Wild & Scenic Rivers Map - Nationwide Rivers Inventory Map -City of Detroit 2023 Drinking Water report - USFWS IPaC Official Species list dated December 17, 2024 -Attainment Status for the National Ambient Air Quality Standards - updated July, 2023 -Michigan Department of Licensing and Regulatory Affairs (LARA) Citizen Portal - Fire Services - Aboveground Storage Tank Facilities 48208 -HUD Day/Night Noise Level (DNL) Calculator -MDOT 2023 AADT Traffic Volumes -NEPAssist - Transportation map - Airport Polygons -HUD Airport Noise Worksheet (April 2015) -Coleman A. Young - Airport Master Records -Google Earth - Phase I Environmental Site Assessment - 1920 and 1943 Ewald Circle, Detroit, MI 48238, drafted by Triterra, dated November 20, 2023. -Pre-Renovation Hazardous Materials Assessment, 1920, 1930, 1943, and 1967 Ewald Circle, Detroit, MI 48238, drafted by Triterra, dated August 9, 2024. - Lead Inspection & Risk Assessment, 1920, 1930, 1943, and 1967 Ewald Circle, Detroit, MI 48238, drafted by Triterra, Dated: July 24, 2024.Phase I Environmental Site Assessment - Elmtree Apartments - 1988, 2000, 2020 Elmhurst Street, Detroit, MI 48206, drafted by Triterra, dated November 20, 2023. -HRD Indoor Radon Map - USEPA EJSscreen Standard Report -EGLE MiEJSscreen

List of Permits Obtained:**Public Outreach [24 CFR 58.43]:**

Press release April 4, 2024 - Governor Whitmer Announces \$250 Million to Support 1,117 New Homes Statewide

Cumulative Impact Analysis [24 CFR 58.32]:

The City of Detroit will gain additional residential units to support Low income workforce households. Families/individuals will have increased access to affordable, energy efficient, accessible housing. Residents will have updated units with increased building and grounds safety, accessibility, and energy efficiency benefits.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No other alternative sites were considered for the project.

No Action Alternative [24 CFR 58.40(e)]

All of the project objectives described in the previous sections are associated with the renovation/repair of existing affordable housing units for individuals and families in the City of Detroit. If the current proposed project is not completed, the existing site will continue to deteriorate and would not meet the City of Detroit's goals to expand the range of housing choices available in the city. If no action were to be taken, the City of Detroit would lose out on much needed additional affordable housing units the project would provide.

Summary of Findings and Conclusions:

This Environmental Assessment has been conducted for the proposed 1920 and 1943 Ewald Circle Apartments project. The goals of the project include performing necessary repairs, replacement, renovations on the existing 2-story residential structures. The project will benefit the local community by providing additional affordable housing, specifically targeting low-income workforce families/individuals and seniors. This EA has evaluated the significance of the effects of the proposal on the character, features and resources of the project area. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination & Toxic Substances	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.	N/A	See Mitigation Plan	
Contamination & Toxic Substances	Lead was observed in the pre-renovation assessment. Lead must be abated in accordance with federal, state, and local regulations.	N/A	See Mitigation Plan	
Historic Preservation	If the scope of work changes in any way, the submitter must	N/A	see attached unanticipated	

	notify the SHPO office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.		discoveries plan	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------	--

Project Mitigation Plan

See attached mitigation plans

[1920 and 1943 Ewald_2_26_2025.pdf](#)

[1920 and 1943 Ewald Circle Project Unanticipated Discoveries Plan\(1\).pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport is Coleman A. Young Airport (CAY), located approximately 5.89 miles east of the subject property.

Supporting documentation

[Airport Hazards - distances to CAY and DTW.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[USFWS Coastal Barrier Map - 1920 1943 Ewald Detroit.pdf](#)

[John H with project location.pdf](#)

[CBRS with location.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- No

Screen Summary

Compliance Determination

According to FIRMette 26163C0100E, effective 2/2/2012, The project is not located in a FEMA-designated Special Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the coastal or riverine FFRMS floodplain. The City of Detroit is a participant in good standing with the National Flood Insurance program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

[floodmap.pdf](#)

[FFRMS-Freeboard-Value-Approach-Report \(9\).pdf](#)

[FEMA NFIP Communities.pdf](#)

Are formal compliance steps or mitigation required?

Ewald-Apartments

Detroit, MI

900000010446069

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

According to the EGLE document (July 2023) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO₂) and Particulate matter (PM₁₀ & PM_{2.5}). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~3.9 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project include rehabilitation/renovation of the existing residential structure and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore the proposed project is in compliance with this section.

Supporting documentation

[Gen Conformity Letter Elmtree Ewald Apartments.pdf](#)

[NEPAssist Air Quality.pdf](#)

[2023 naaqs-ambient-status-map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The project is not within a Coastal Zone Management Area. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal Zone Mgmt - GIS - Ewald.pdf](#)

[Detroit Coastal Zone.pdf](#)

[MI Coastal Zone Management Area Map Statewide.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

According to Triterra's November 20, 2023 Phase I ESA, no RECs were identified in connection to the subject property.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.74

Provide the documentation* used to derive this value:

Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of 10 the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.

File Upload:

[HRD Indoor Radon Map 04-18-24\(1\).pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

Screen Summary

Compliance Determination

Phase I ESA was completed November 20, 2023 by Triterra; no RECs were identified. A Pre-renovation Hazardous Materials Assessment was completed by Triterra, Aug 9, 2024. The following friable asbestos containing materials (ACM) were identified:
HA 30: Pipe insulation located in the crawl space of 1920 and 1930 Ewald Circle
HA 46: Duct tape located through the basement of 1943 and 1967 Ewald Circle No

Category I non-friable ACM were identified during the inspection. The following Category II non-friable ACM were identified: HA 39: White exterior window caulk (1920 & 1930 Ewald exterior) HA 41: Exterior door caulk (1920 & 1930 Ewald exterior) HA 43: Black sink undercoating (1967 Ewald unit 105) Proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities. Depending on the type and quantities of ACM that will be removed from the structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environment, Great Lakes, and Energy - Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building. Lead Triterra completed a Lead Hazard/Risk Assessment Report for the Property on July 24, 2024. the following positive LBP determinations via XRF were identified: 1920/1930 Ewald Apartment 15 bathroom tile & plastic shower rod, kitchen ceramic tile Apartment 16 bathroom ceramic tile, kitchen ceramic tile, window sill, and cabinet shelf Apartment 12 bedroom plaster wall, wood shelf Basement doors (jamb & frame Stairwell (risers stringers & treads) Exterior doors, windows, vent, column, pipe) 1943/1967 Ewald Exterior window casings and sills, column, soffit Apartment 107 kitchen wall plaster Apartment 205 bathroom brick wall, dining room window frame Apartment 208 bedroom window sill west and central stairwell risers treads stringers 2nd floor hallway door stop East and central stairwells treads and stringers Lead dust-lead hazards were identified on window sills, troughs, and/or floors in units 23, 24, 16, 11, 12, 14, stairwells in 1920/1930 Ewald, and units 101, 103, 104, 201, 202, 106, 107, and 208 in 1943/1967 Ewald. For major rehabilitations of multifamily properties constructed before 1978, lead-based paint identified on the property shall undergo "abatement" in accordance with 24 CFR 35.1325 with the abatement to be completed prior to both initial occupancy and Final Closing. A lead abatement closeout report will be provided following completion of abatement.

Supporting documentation

[Compliance Determination.pdf](#)

[MSHDA Phase I ESA - 1920 Ewald Circle Detroit - 2023-11-20.pdf](#)

[Lead Inspection Risk Assessment- Ewald Circle.pdf](#)

[HRD Indoor Radon Map 04-18-24.pdf](#)

[Ewald Circle Apartments - Hazardous Materials Assessment.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.
Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

According to the USFWS IPAC species list, the following threatened or endangered species are listed for Wayne, County: Myotis sodalis (Indiana Bat) Calidris canutus rufa (Rufa Red Knot) Sistrurus catenatus (Eastern Massasauga) Platanthera leucophaea (Eastern Prairie fringed Orchid) The subject property does not contain suitable habitat for the listed threatened or endangered species for Wayne County.

The proposed project is the rehabilitation of an apartment complex and is in an established residential and commercial corridor that is not likely to contain any critical habitats. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required.

Supporting documentation

[Species List Michigan Ecological Services Field Office.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

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

No

Yes

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

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

According to LARA fire services (Accela), there are three active AST facilities within zip code 48206. Endless West (Ex-cell-o Corp) - 1200 Oakman Blvd has x6 16,000 ASTs containing "flammable/combustible onsite." - the site reportedly produces alcoholic spirits. The site located ~3180 ft northeast of the property. D&W Oil - 14330 Wyoming is >1 mile west of the property (excluded under 24CFR 51 subpart c). Motor City Propane - 6340 Intervale is located ~3,115ft west of the property. one 30,000-gal propane tank is registered to the site. Triterra utilized the HUD Exchange Acceptable Separation Distance (ASD) Eletronic Assessment tool to calculate the ASDs: 1200 Oakman: Volume - 16,000gal, thermal radiation distance (people) - 877.88ft, thermal radiation distance (buildings) - 181.16ft 6340 Intervale: Volume - 30,000gal, thermal radiation distance (people) - 1,140.69ft, thermal radiation distance (buildings) - 242.26ft Both sites are located outside of the ASD.

Supporting documentation

[AST locations.pdf](#)

[Accela Citizen Access.pdf](#)

[6340 Intervale - ASD calc.pdf](#)

[1200 Oakman - ASD Calc.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[USDA NRCS Soil Survey - Farmlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

- ✓ CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

According to FIRMette 26163C0100E, effective 2/2/2012, The project is not located in a FEMA-designated Special Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the coastal or riverine FFRMS floodplain. The City of Detroit is a participant in good standing with the National Flood Insurance program (NFIP).

Supporting documentation

[floodmap\(1\).pdf](#)

[FFRMS-Freeboard-Value-Approach-Report \(9\)\(1\).pdf](#)

[FEMA NFIP Communities\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Forest County Potawatomi Community of WI In progress
- ✓ Grand Traverse Band of Ottawa & Chippewa In progress

- | | |
|-----------------------------------------------|-------------|
| ✓ Hannahville Indian Community | In progress |
| ✓ Ketegitigaaning Ojibwe Nation | In progress |
| ✓ Keweenaw Bay Indian Community | In progress |
| ✓ Lac du Flambeau Band of Lake Superior | In progress |
| ✓ Little River Band of Ottawa Indians | In progress |
| ✓ Little Traverse Bay Bands of Odawa Indians | In progress |
| ✓ match-E-Be-Nash-She-Wish Gun Lake | In progress |
| ✓ Menominee Indian Tribe of Wisconsin | In progress |
| ✓ mi anishinaabek cultural preservation | In progress |
| ✓ Miami Tribe of Oklahoma | In progress |
| ✓ Nottawaseppi Huron Band of the Potawatomi | In progress |
| ✓ pokagon band of potawatomi indians, MI & IN | In progress |
| ✓ Saginaw Chippewa Indian Tribe of Michigan | In progress |
| ✓ Sault Ste. Marie Tribe of Chippewa Indians | In progress |
| ✓ Seneca Cayuga Nation | In progress |
- ✓ Other Consulting Parties
- ✓ City of Detroit In progress

Describe the process of selecting consulting parties and initiating consultation here:

This project was reviewed under a programmatic agreement between the City of Detroit and Michigan SHPO.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

- 1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The Area of Potential Effects is the two buildings where the exterior renovation is proposed, and the existing parking lots behind each building.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

- 2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the

Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD Staff Archaeologist concurs with this recommendation. In a letter dated 1/13/25, the Michigan SHPO concurred with this recommendation. Tribal consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project. No historic properties will be affected by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. See attachments for supporting documentation

Supporting documentation

[1920 and 1943 Ewald Circle Project Unanticipated Discoveries Plan\(1\).pdf](#)

[ElmtreeEwald ArchaeologySummaryMemo.docx](#)

[Ewald NHPA Section 106 Letter.pdf](#)

[Ewald Circle Kidorf Report.pdf](#)

[24-1212 Ewald Circle Sec 106 App Signed.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
 None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 64

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 64

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

The property is comprised of two buildings, located to the north (1920 Ewald) and south (1943 Ewald) of Ewald Circle. Roadways located within 1,000-ft of the subject property with 2023 MMDOT AADT [traffic] data in 2023 include Ewald Circle, Oakman Drive, and Kendall street. There are no active railroads within 3,000-feet of the project site. The Coleman A. Young Municipal Airport (DET) is located approximately 5.81-miles east of the project site. According to the Airport Noise Worksheet, it is

assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airports. Triterra utilized the HUD Day/Night Noise Level (DNL) Calculator and 10 year traffic projections to estimate a community noise level for the proposed project locations; A community noise level of 64 decibels (1920 Ewald Circle) and 65 decibels (1943 Ewald Circle) was calculated by the DNL. No noise mitigation measures are required for sites with a DNL of 65 dB or less.

Supporting documentation

[Roadway distance map.pdf](#)

[Oakman AADT 2023.pdf](#)

[Kendall AADT 2023.pdf](#)

[Ewald AADT 2023.pdf](#)

[DNL Road Distances Map.pdf](#)

[New Microsoft Excel Worksheet.xlsx](#)

[Day Night Noise Level \(DNL\) Calculator - HUD Exchange - 1943 ewald.pdf](#)

[Day Night Noise Level \(DNL\) Calculator - HUD Exchange - 1920 ewald.pdf](#)

[Ewald - distance to railroad.pdf](#)

[DET distance map\(1\).pdf](#)

[AIRPORTNOISEWKSHT.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

According to EPA Region V, no designated Sole Source Aquifers are located in the area of the project site or Michigan. Therefore, there proposed project is in compliance with 40 CFR Part 149.

Supporting documentation

[Sole Source Aquifers\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

Screen Summary

Compliance Determination

Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, NRCS web soil survey, and a review of historical aerials and no suspect wetlands were identified on the property. The project is in compliance with Executive Order 11990.

Supporting documentation

[USFWS wetland Map.pdf](#)

[EGLE wetland map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river, a current study river, or a NRI listed river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Nationwide Rivers Inventory statewide map.pdf](#)
[MI Wild and Scenic Rivers Map Statewide.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

According to the USEPA EJ Screen standard report, within one mile radius of the proposed project site, approximately 97% of the population identified as People of Color, and 65% of the population are considered low-income. The proposed project consists of necessary building interior and exterior renovations, repair, replacement including a new boiler, electrical, roofing, masonry repair, flooring, fixtures, appliances, and updating ADA accessibility features. Lead based paint and asbestos containing materials were identified on the property and will be abated as part of property renovation/rehabilitation. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area. The project is in compliance with Executive Order 12898.

Supporting documentation

[MI EJ Screen.pdf](#)

[EJScreen Community Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
 Determinations and Compliance Findings
 for HUD-assisted Projects
 24 CFR Part 58**

Project Information

Project Name: Ewald-Apartments

HEROS Number: 900000010446069

Start Date: 01/03/2025

Project Location: 1920 Ewald Cir, Detroit, MI 48238

Additional Location Information:

The proposed project is located at 1920 Ewald Circle and 1943 Ewald Circle in City of Detroit Michigan 48238. 1920 Ewald circle (parcel ID 12005031-40) is located north of Ewald Circle approximately 150 feet east of Wildemere Street. 1943 Ewald circle (Parcel ID 12004935-41) is located at the southeast corner of Ewald Circle and Wildemere Street.

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

The Ewald project includes the acquisition and rehabilitation of two multi-unit residential buildings located at 1920 and 1943 Ewald Circle in Detroit, MI. This project will be completed at the same time as the Elmtree project (HEROS number 900000010446520). Thirty-five units will receive project-based rental assistance with the preservation of a current Housing Assistance Payment (HAP) contract from the U.S. Department of Housing and Urban Development that is currently in jeopardy of being terminated. Both buildings and interior units require significant interior, exterior, electrical, and HVAC improvements, rehabilitation and repair. 1920 Ewald Circle: 2-story ~15,126 total sq. ft., residential building built in ~1949, approximately 10 onsite, uncovered, paved parking spaces to the rear of the building, sidewalk, metal fencing, lawn, trees 16 total units (x12 1 bedroom/1 bath, x4 2 bedroom/1 bath) - Replace boiler (1530MBH) - Remove shared hot water tank - Remove/replace roofing, gutters, downspouts - Caulk windows and 4 exterior doors, replace windows as necessary - Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, - Replace exterior lighting - Electrical - replace electrical panel, wiring, outlets, switches, fixtures (to LED) - Replace CO2 cannisters - Install Accessible ADA ramp, stairs, landing (4'5"x4'5"), ADA electric door openers Interior units - Interior doors, casing, hardware, unit numbers - Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, range hood, refrigerators) - Replace tub and shower inserts or reglaze - Wall painting/prep/caulk/repair, Casing and baseboards - Replace bathroom tile/shower tile surround, subflooring - Sand and seal hardwood flooring, install interlock plank flooring, and/or replace carpet - Replace window blinds Exterior - Landscaping and signage - Repair/resurface/repaint paved parking, curb stops, entrance stoop, sidewalk and porch/patio areas - Remove repair/replace damaged fencing -

Ewald-Apartments

Detroit, MI

900000010446069

Repair/replace irrigation lines/heads - Wrap column in aluminum 1943 Ewald Circle: 2-story ~14,048 total sq.ft., residential building, built ~1948, approximately 10 onsite, uncovered, paved parking spaces, sidewalk, lawn, trees 16 total units (x12 1 bedroom/1 bath, x4 2 bedroom/1 bath) - Replace furnace (71MBH) - Remove shared hot water tank - Remove/replace roofing, gutters, downspouts - Replace windows and sliding patio doors - Caulk windows and 4 exterior doors, - Replace handrails where needed - Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, - Replace exterior lighting - Electrical - replace electrical panel, wiring, outlets, switches, fixtures (to LED) - Replace CO2 cannisters - Install Accessible ADA ramp, stairs, landing (4'5"x4'5"), ADA electric door openers Interior units - Interior doors, casing, hardware, unit numbers - Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, - range hood, refrigerators) - Replace tub and shower inserts or reglaze - Wall painting/prep/caulk/repair, Casing and baseboards - Replace bathroom tile/shower tile surround, subflooring - Sand and seal hardwood flooring, install interlock plank flooring, and/or replace carpet - Replace window blinds Exterior - Landscaping and signage - Repair/resurface/repaint paved parking, curb bumpers, bumper poles, entrance stoop, sidewalk and porch/patio areas - Repair/replace damaged fencing - Repair/replace irrigation lines/heads - Wrap column in aluminum

Funding Information

Grant Number	HUD Program	Program Name	
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$1,000,000.00

Estimated Total HUD Funded Amount: \$1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$12,018,638.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination & Toxic Substances	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.
Contamination & Toxic Substances	Lead was observed in the pre-renovation assessment. Lead must be abated in accordance with federal, state, and local regulations.
Historic Preservation	If the scope of work changes in any way, the submitter must notify the SHPO office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan

Ewald-Apartments

Detroit, MI

900000010446069

	SHPO and other appropriate authorities must be contacted immediately.
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Project Mitigation Plan

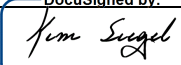
See attached mitigation plans

[1920 and 1943 Ewald 2_26_2025.pdf](#)


[1920 and 1943 Ewald Circle Project Unanticipated Discoveries Plan\(1\).pdf](#)

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  **Date:** 3/3/2025
DocuSigned by: 9390B097C3434FC...

Name / Title/ Organization: Kim Siegel / / DETROIT
DocuSigned by:

Certifying Officer Signature:  **Date:** 3/4/2025
E17650515DAF4C9...

Name/ Title: Julie Schneider, Director, Housing and Revitalization Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

1920 & 1943 Ewald Circle, Detroit

Prepared by: Triterra – 1375 S. Washington Ave, Lansing MI 48910

2/26/2025

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
Section 106 – Unanticipated Discoveries Plan	Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.	Construction Crew, Foremen, Developer	During Construction	N/A	Unanticipated Discoveries Plan with SHPO approval
Asbestos	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.	Asbestos Abatement Contractor, Demolition Contractor, Developer, Environmental Consultant	Prior to Renovation Activities	\$195,000.00	Abatement Specifications, Abatement Air Monitoring, & Reporting
Asbestos	An asbestos clearance report will be completed and provided to the City of Detroit.	Environmental Consultant	Post Renovation Activities	N/A	Closeout Report
Lead	lead-based paint hazards as well as lead dust hazards were identified in the Lead-Based Paint Inspection & Risk Assessment report. A combination of lead-based paint interim controls and/or lead abatement activities are required to address each identified hazard in accordance with federal, state, and local regulations.	Lead Abatement Contractor, Developer, Environmental Consultant	Prior to Renovation Activities	\$75,000.00	Abatement Specifications, Abatement Air Monitoring, & Reporting
Lead	A lead abatement closeout report will be completed and provided to the City of Detroit.	Environmental Consultant	Post Renovation Activities	N/A	Closeout Report

If unanticipated tanks, evidence of contamination, tanks, artifacts or bones are discovered during ground disturbing activities, work will be halted, and the Melissa Owsiany will be contacted immediately for further guidance on how to proceed. You can reach her at melissa.owsiany@detroitmi.gov.



TRITERRA

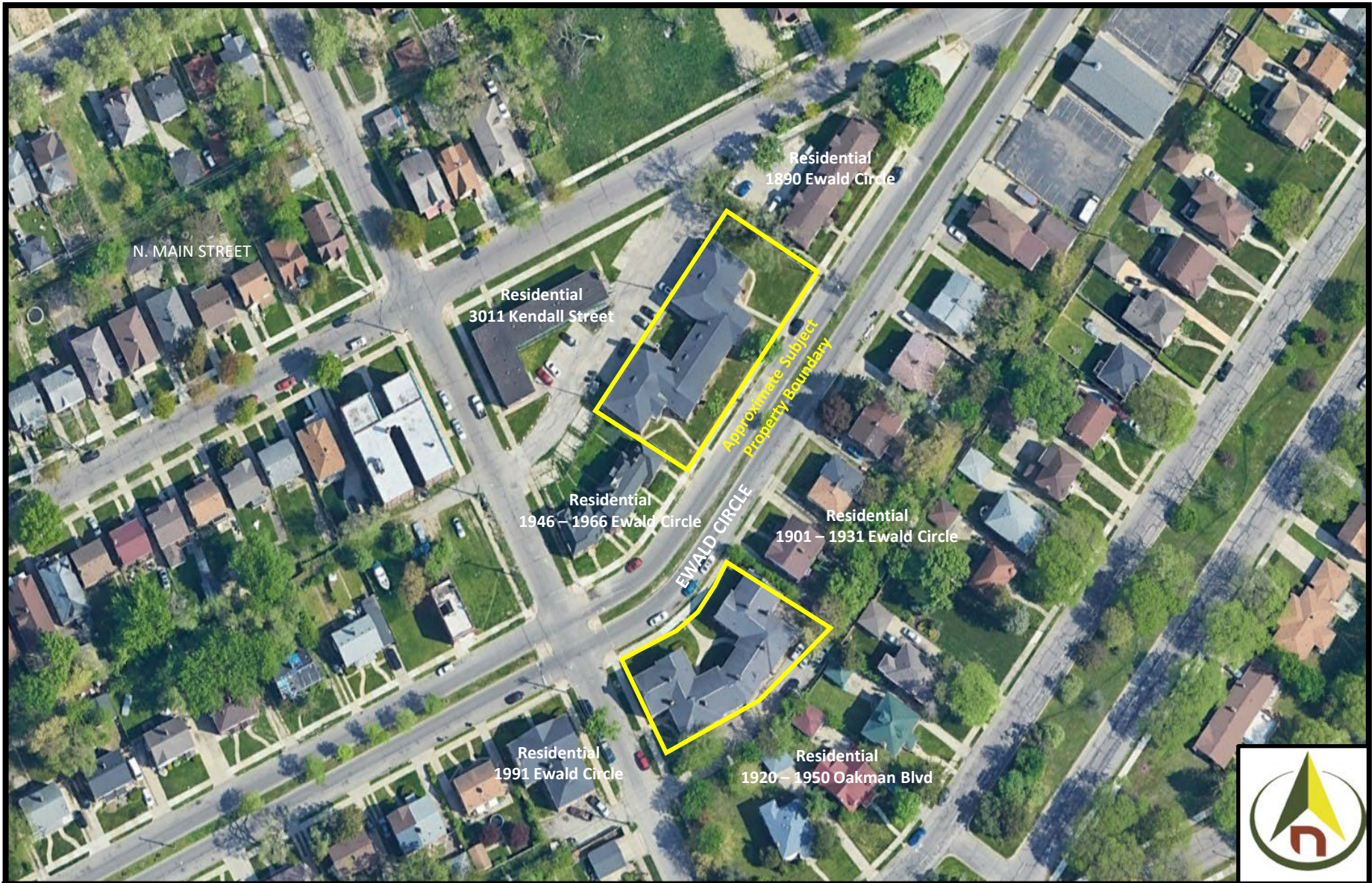
FIGURE 1 SUBJECT PROPERTY LOCATION

1920 & 1943 EWALD CIRCLE
DETROIT, MICHIGAN 48238

WAYNE COUNTY

PROJECT NUMBER 23-3596





TRITERRA

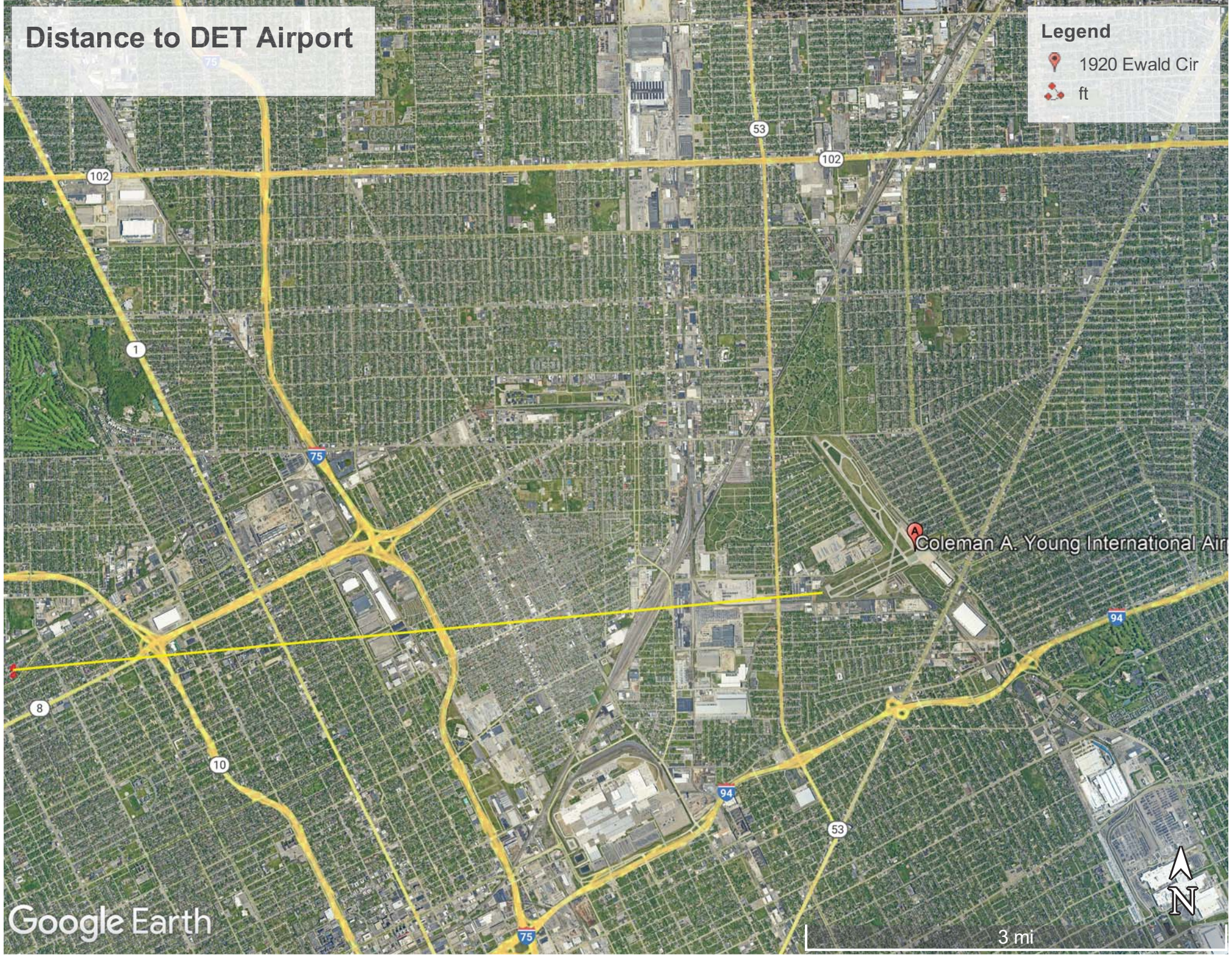
FIGURE 2
PROPERTY ORIENTATION DIAGRAM
PROJECT NUMBER 23-3596

1920 & 1943 EWALD CIRCLE
DETROIT, MICHIGAN 48238
CREATED BY: AFB
11/17/2023

Distance to DET Airport

Legend

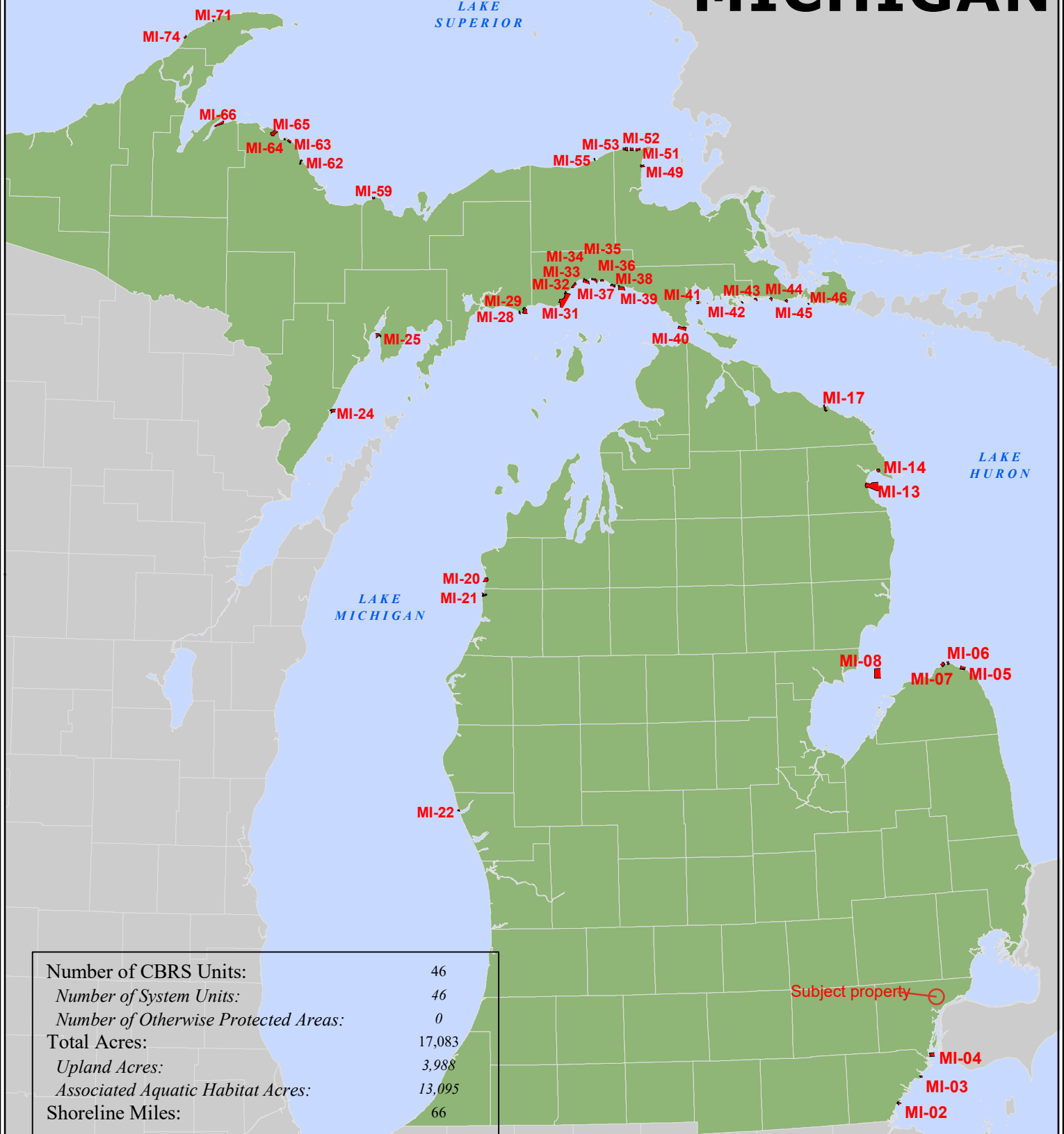
-  1920 Ewald Cir
-  ft



Google Earth

3 mi

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



Number of CBRS Units:	46
Number of System Units:	46
Number of Otherwise Protected Areas:	0
Total Acres:	17,083
Upland Acres:	3,988
Associated Aquatic Habitat Acres:	13,095
Shoreline Miles:	66

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.

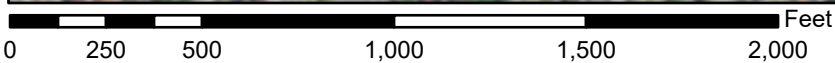
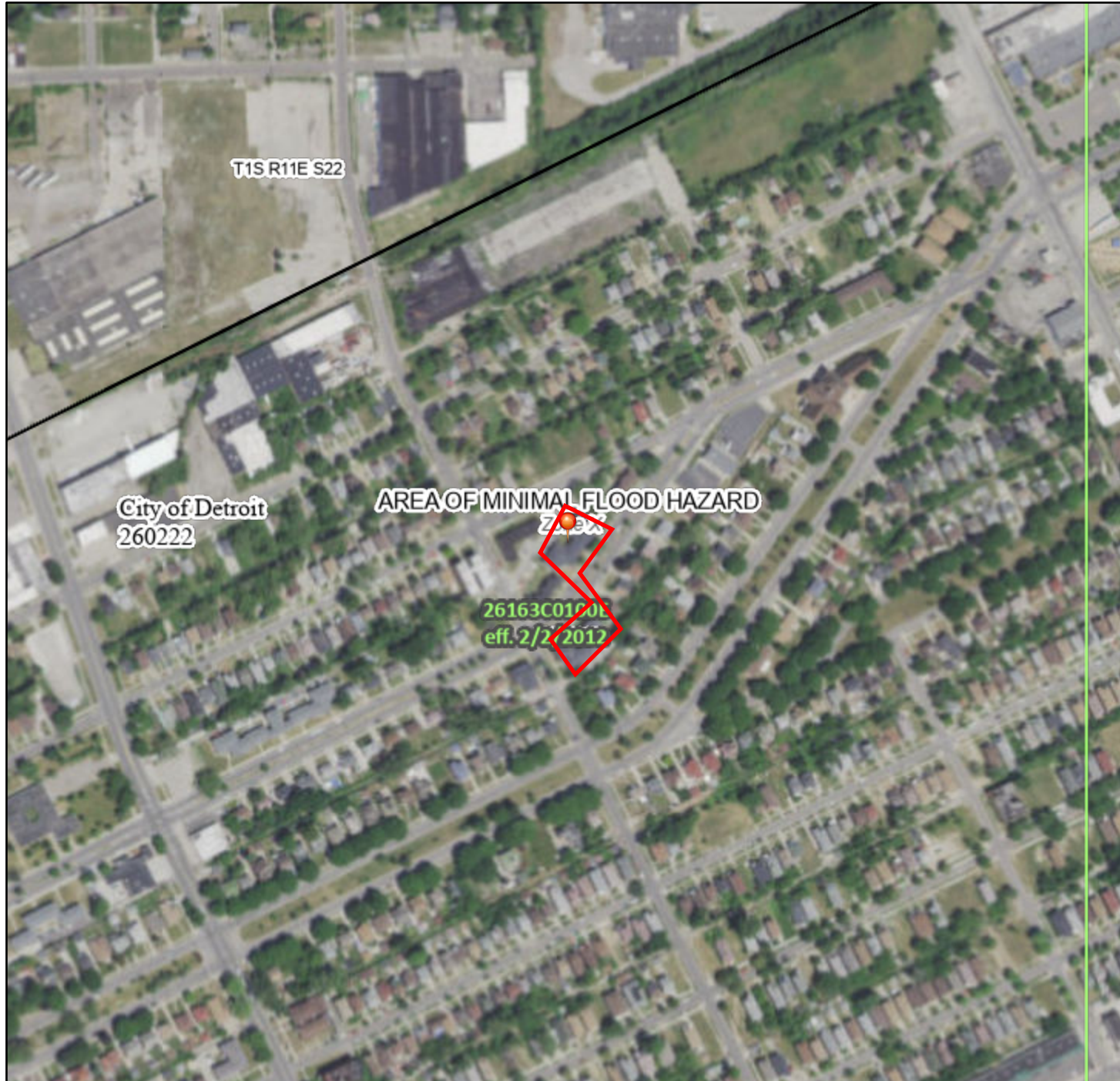
Map Date: March 14, 2016



National Flood Hazard Layer FIRMMette



83°8'6"W 42°23'58"N



1:6,000

83°7'29"W 42°23'31"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	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 <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/16/2023 at 12:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

January 27, 2025

Penny Dwoinen, Environmental Review Officer
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Via Email Only

Dear Penny Dwoinen:

Subject: Elmtree Ewald Apartments Project – Detroit, Michigan

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements, including the State's SIP, if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE has completed the required SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Wayne County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. For this evaluation, EGLE considered the following information from the USEPA general conformity guidance, which states, "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the Elmtree Ewald Apartments Project proposed to be completed with federal grant monies, including renovation and rehabilitation activities at three existing multi-family residential buildings in Detroit located at 2020 Elmhurst Street and 1920 and 1943 Ewald Circle. General renovations at the properties include replacing electrical panels, wiring, outlets, switches, smoke detectors and fixtures; replacement of roofing and windows as well as repair or replacement of damaged/failing masonry; replacement of building boiler; installation of new subfloor in select areas; installation of exterior lighting; painting; replacement of fixtures/faucets, and toilet shut off valves, appliance replacement; landscaping; removal and repair of damaged fencing; and repair/replacement of paved parking, bumper curbs, sidewalks and porch/patio areas. Renovations are anticipated to start in spring 2025 and finish in spring 2026.

Penny Dwoinen
Page 2
January 27, 2025

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTTY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope and duration of the Elmtree Ewald Apartments Project proposed for completion in Wayne County Michigan is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,



Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Mary Weidel, United States Department of Housing and Urban Development
Nathan Keup, GDC-Century Elmtree LDHA, LLC
Meredeth Crane, Triterra

Attainment Status for the National Ambient Air Quality Standards

The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

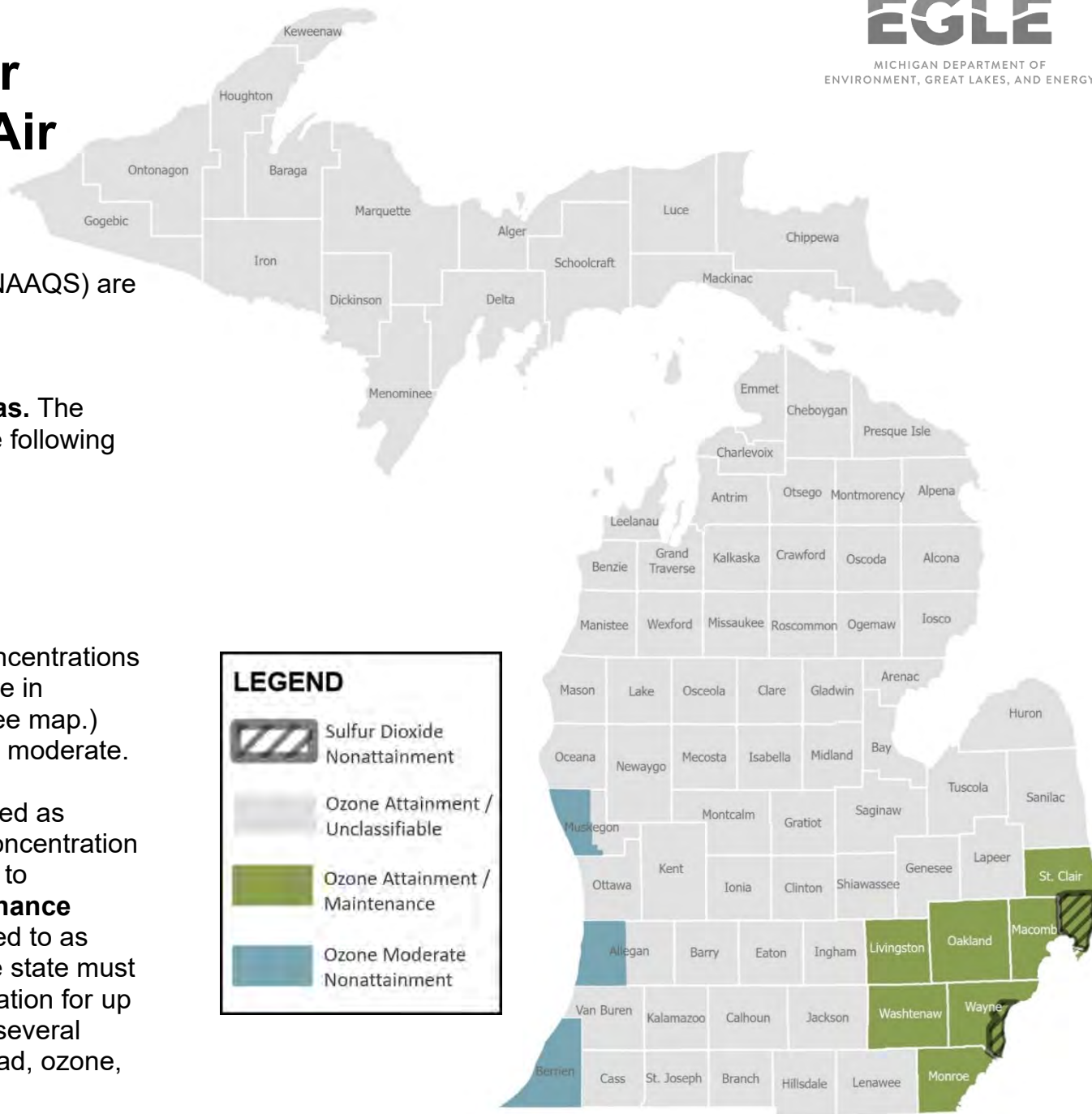
Areas of the state that are below the NAAQS concentration level are called **attainment areas**. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

Nonattainment areas are those that have concentrations over the NAAQS level. Portions of the state are in nonattainment for sulfur dioxide and ozone (see map.) The ozone nonattainment area is classified as moderate.

Areas of the state that were previously classified as nonattainment but have since reduced their concentration levels below the NAAQS can be redesignated to attainment and are called **attainment/maintenance areas**. These areas are also commonly referred to as “attainment” after reclassification, however the state must continue monitoring and submitting documentation for up to 20 years after the redesignated. There are several maintenance areas throughout the state for lead, ozone, and particulate matter.

**For readability purposes the map only includes the most recently reclassified ozone maintenance area in southeast Michigan. For more information, please consult the Michigan.gov/AIR webpage or contact the division directly.*



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

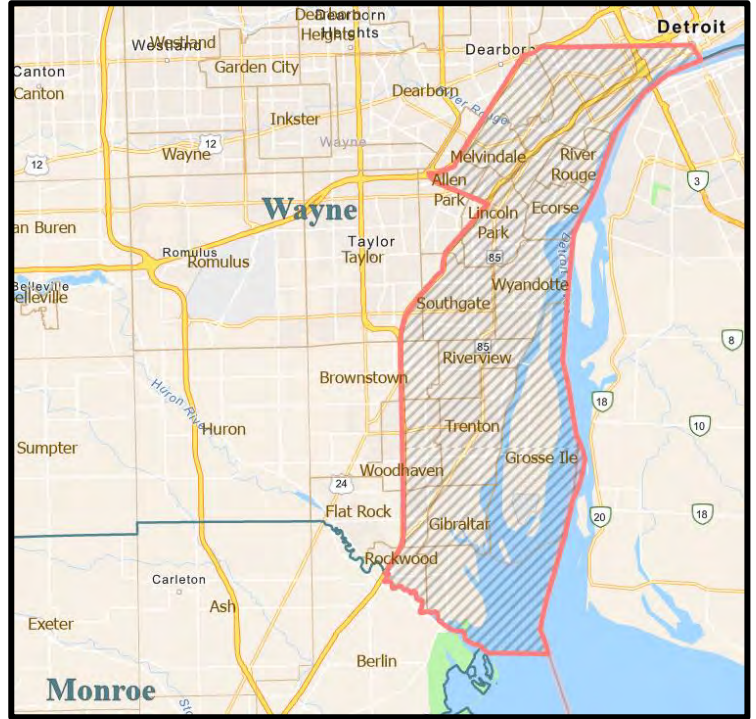
Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

St. Clair County



Wayne County

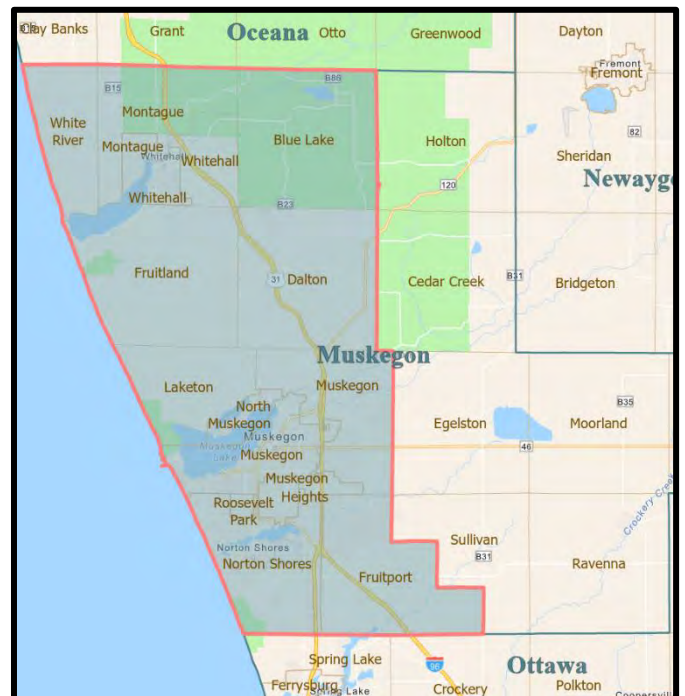


Ozone Moderate Nonattainment Areas

Allegan County



Muskegon County



A Phase I Environmental Site Assessment was completed for the proposed project site:

Phase I ESA – 1920 & 1943 Ewald Circle, Detroit, Michigan 48238, dated 11/20/2023. No RECs were identified in the report.

Radon

Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of 10 the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.”

Asbestos

A Pre-renovation Hazardous Materials Assessment was completed for the property by Triterra, dated Aug 9, 2024. According to the report, the following friable asbestos containing materials (ACM) were identified during the inspection.

- HA 30: *Pipe insulation* located in the crawl space of 1920 and 1930 Ewald Circle
- HA 46: *Duct tape* located through the basement of 1943 and 1967 Ewald Circle

No Category I non-friable ACM were identified during the inspection.

The following Category II non-friable ACM was identified:

- HA 39: *White exterior window caulk*
- HA 41: *Exterior door caulk*
- HA 43: *Black sink undercoating*

Materials Containing Asbestos are defined as materials which contain 0.25% - 1% asbestos, and therefore do not meet the definition of ACM. However, these materials are still regulated by the U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) and require handling/removal by a properly trained individual/contractor who has undergone a minimum of 2 hours of Asbestos Awareness Training and 14 hours of Special Operations and Maintenance Training. Materials containing asbestos identified during the inspection, include:

- **HA 2: *Gray thinset associated with the yellow 1"x2" ceramic tile with grout***

Presumed Asbestos Containing Materials (PACM) is defined as any material that was not sampled due to either not being impacted by renovation, may cause unnecessary damages to property, or was unable to sample due to location of materials. Presumed ACM identified during the inspection, include:

- **HA 33: *Multi-colored ceramic tile with grout***
- **HA 47: *Black roofing material***

Based on Triterra's understanding of the renovation activities planned for the Property, proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/ demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities.

Triterra strongly recommends an Abatement Specification be assembled to address the ACM identified within the building. The purpose of this document is to specify incidental procedures and equipment required to protect workers from contact with airborne asbestos fibers and ensure that all ACM is properly abated prior to the scheduled demolition. This document identifies Contractor requirements for submittals, State notification, waste disposal, employee qualification, air monitoring, etc. Depending on the type and quantities of ACM that will be removed from the

structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environment, Great Lakes, and Energy – Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building.

Lead

Triterra completed a Lead Hazard/Risk Assessment Report for the Property on July 24, 2024. According to the report, various lead-based paint hazards were identified on the Property on Wall Tile, wall soffit, vent, and column, Shower curtain rod, Doors, door frame, jambs, door stop, Stair risers, stringer, and tread, Windowsill and casing, and a Parking pole. The following dust-lead hazards were identified on the property: sill, floor, and trough. Lead-based paint (LBP) was identified was identified on various walls, wall tiles, curtain rods, door frames, jambs, stairs risers and tread, stringers, window sills and casings, a parking pole, the hatch door and frame, and a vertical pipe on the Property. Please refer to the July 24, 2024 report for more detailed sample location information and results.

Any identified lead-based paint hazards must be treated with “interim controls” in accordance with 24 CFR 35.1330 or “abatement” in accordance with 24 CFR 35.1325 (as authorized by 24 CFR 35.155).

For conversions and major rehabilitations (defined as “rehabilitation that is estimated to cost more than 50% of the estimated replacement cost after rehabilitation”), of multifamily properties constructed before 1978, lead-based paint identified on the property shall undergo “abatement” in accordance with 24 CFR 35.1325 with the abatement to be completed prior to both initial occupancy and Final Closing. HUD generally requires that such abatement be achieved through paint removal or component replacement.

Abatement will be conducted by a firm certified as a Lead Abatement firm by the EPA or by the state, if authorized by EPA to issue such certification, and performed by workers who are certified lead abatement workers and a supervisor who is a certified lead abatement supervisor who has passed an accredited lead abatement supervisor course in accordance with 40 CFR 745.226 or 745.325, respectively.

Abatement is considered complete when clearance is achieved in accordance with 24 CFR 35.1340. When a hazard reduction is undertaken, the Sponsor shall provide a notice to occupants in accordance with 24 CFR 35.125. The Sponsor shall also provide the lead hazard information pamphlet in accordance with 24 CFR 35.130 if it has not already been provided.

Monroe

- Berlin, Frenchtown and Monroe Townships
- Erie, LaSalle and Monroe Townships

Muskegon

- Muskegon, Laketon and Fruitport Townships, the "Muskegons" and Norton Shores
- White River, Montague, Whitehall and Fruitland Townships, Montague and Whitehall

Oceana

- Benona and Clay Banks Townships
- Pentwater and Golden Townships

Ontonagon

- Bohemia and Ontonagon (east part) Townships
- Carp Lake Township
- Ontonagon (west part) Township

Ottawa

- Port Sheldon, Holland and Park Townships, Zeeland and Holland
- Spring Lake and Grand Haven Townships, Ferrysburg and Grand Haven

Presque Isle

- Bearinger and Ocqueoc Townships
- Presque Isle, Krakow and Pulawski Townships
- Rogers and Belknap Townships

Saginaw

- Kochville, Zilwaukee, Carrollton and Buena Vista Townships

Sanilac

- Delaware, Forest and Sanilac Townships
- Sanilac, Lexington and Worth Townships

Schoolcraft

- Mueller and Doyle Townships
- Manistique and Thompson Townships

St. Clair

- Burtchville and Fort Gratiot Townships and the city of Port Huron
- East China, Cottrellville, Clay and Ira Townships, Algonac and Marine-City
- St. Clair and East China Townships, Port Huron, Marysville and St. Clair

Tuscola

- Akron and Wisner Townships

Van Buren

- South Haven and Covert Townships and South Haven

Wayne

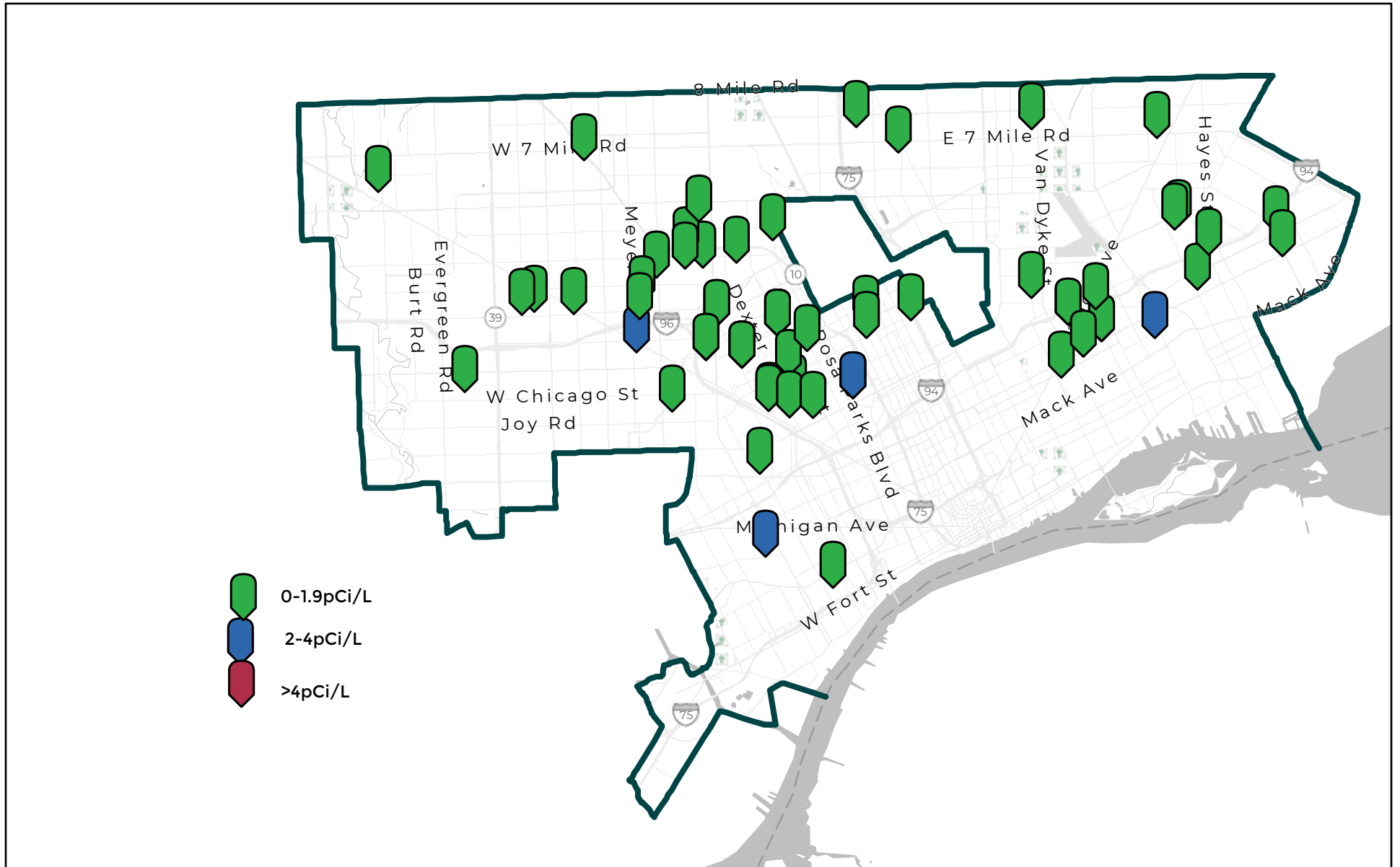
- Brownstown and Grosse Ile Townships, Ecorse, Lincoln Park, Wyandotte, Riverview, Trenton, Rockwood and Gibraltar
- The "Grosse Points", Detroit and River Rouge

Wayne County
Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms
Grosse Pointe, Grosse Pointe Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, and T2S R12E
River Rouge, T2S R11E

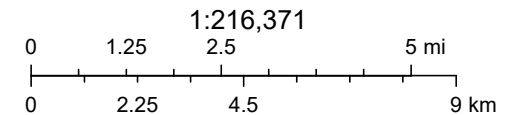
The heavy red line is the **Coastal Zone Management Boundary**
The red hatched area is the **Coastal Zone Management Area**.



HRD Indoor Radon Map



4/18/2024



The City of Detroit Housing and Revitalization Department (HRD) collects radon data from some HUD funded programs. This data is shown on the HRD Indoor Radon Map. The number of lab tests collected is 59 and the average level of radon detected is 0.74pCi/L. This is below the recommended mitigation level of 4pCi/L. The map is updated approximately every 6 months since testing began in November of 2023.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:

12/18/2024 21:51:54 UTC

Project Code: 2025-0033427

Project Name: 1920 & 1943 Ewald Circle, Detroit, MI

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List

The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (<https://ipac.ecosphere.fws.gov/>) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit <https://www.fws.gov/media/mifo-ipac-instructions> (and click on the attachment), or for a video overview, please visit: <https://www.youtube.com/watch?v=FfcerNCiL0I>. Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>. If you evaluate the details of your project and conclude “no effect,” document your findings, and your listed species review is complete; you do not need our concurrence on “no effect” determinations. If you cannot conclude “no effect,” you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

Please see the “Migratory Birds” section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <https://www.fws.gov/program/eagle-management> to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

PROJECT SUMMARY

Project Code: 2025-0033427
Project Name: 1920 & 1943 Ewald Circle, Detroit, MI
Project Type: Federal Grant / Loan Related
Project Description: Building and site renovations.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.39540625,-83.12981483555657,14z>



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/RPL4BZIHFFEABHRBTZLH5AXW2I/documents/generated/6982.pdf	Endangered

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/RPL4BZIHFFEABHRBTZLH5AXW2I/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Salamander Mussel <i>Simpsonaias ambigua</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper

Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

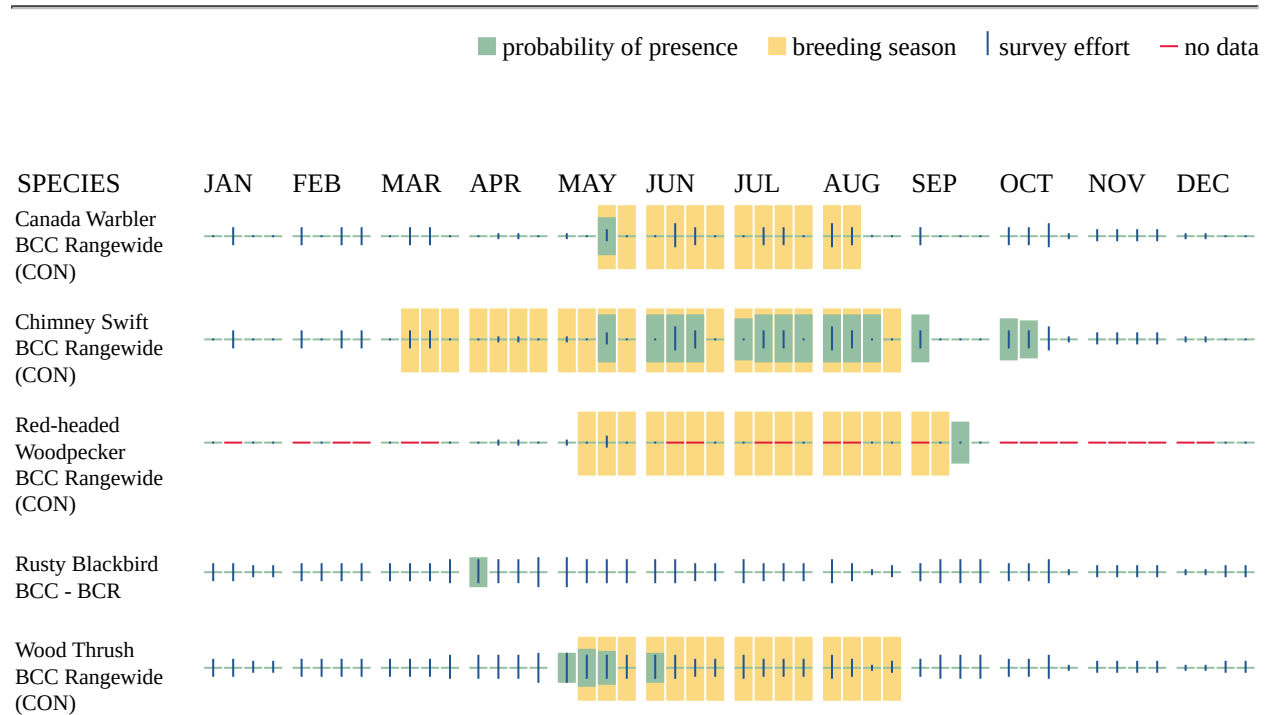
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

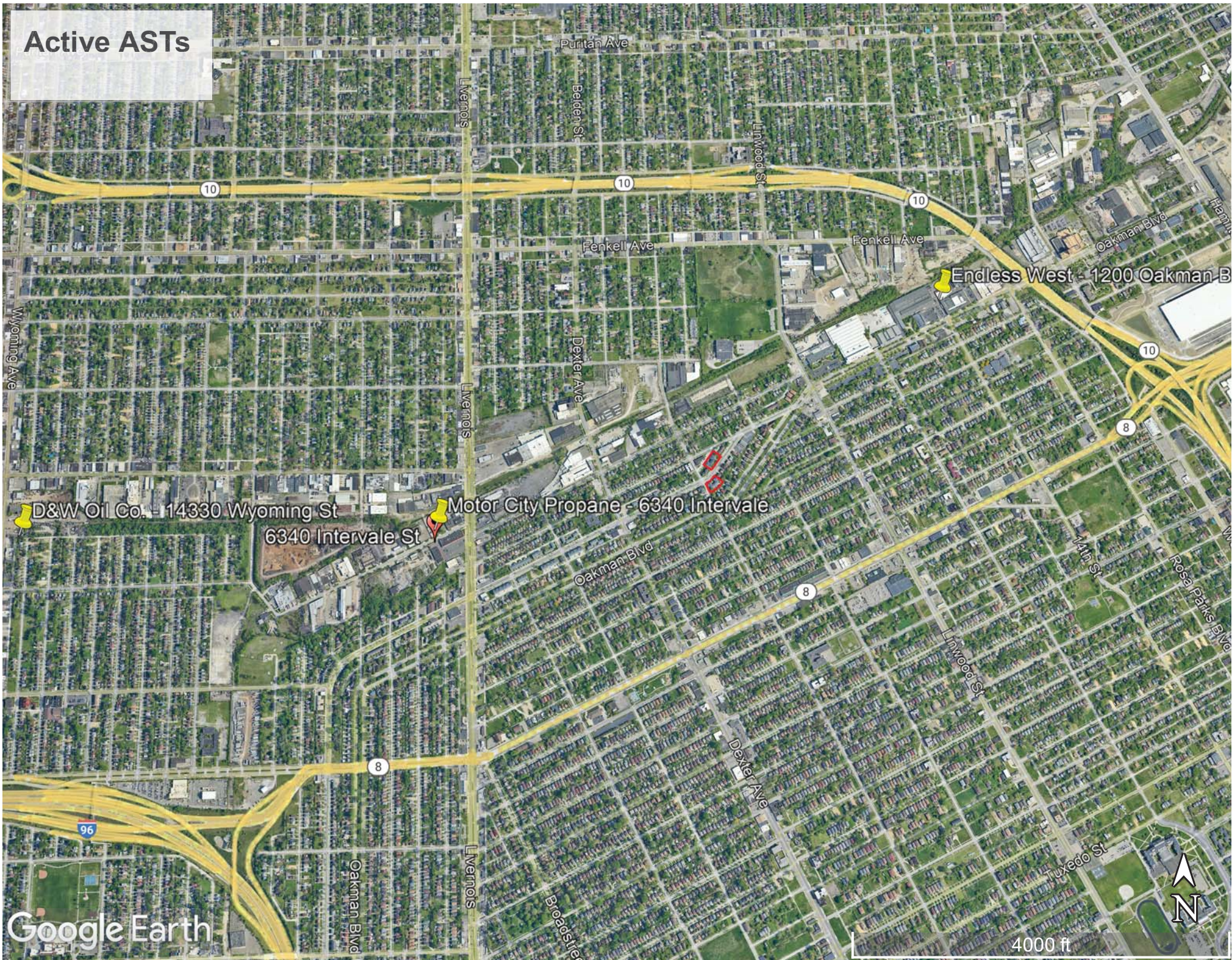
IPAC USER CONTACT INFORMATION

Agency: Detroit city
Name: Meredith Crane
Address: 1375 S. Washington Avenue
Address Line 2: Suite 100
City: Lansing
State: MI
Zip: 48910
Email: meredeth.crane@triterra.us
Phone: 5178532157

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Active ASTs



Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="16000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	877.88
ASD for Thermal Radiation for Buildings (ASDBPU)	181.16
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="30000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	1140.69
ASD for Thermal Radiation for Buildings (ASDBPU)	242.26
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

Related Information

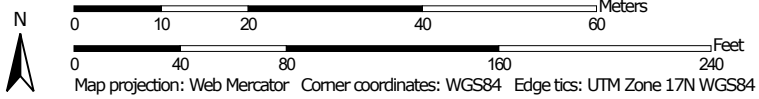
- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

Farmland Classification—Wayne County, Michigan




Soil Map may not be valid at this scale.

Map Scale: 1:868 if printed on A portrait (8.5" x 11") sheet.











MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60







































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Wayne County, Michigan

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
							Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Wayne County, Michigan

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance Not rated or not available	The soil surveys that comprise your AOI were mapped at 1:12,000.
Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Water Features Streams and Canals	Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Transportation Rails Interstate Highways US Routes Major Roads Local Roads	
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	Background Aerial Photography	Please rely on the bar scale on each map sheet for map measurements.
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed		Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)
	Farmland of local importance		Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
	Farmland of local importance, if irrigated		This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
			Soil Survey Area: Wayne County, Michigan Survey Area Data: Version 10, Aug 28, 2024
			Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
			Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022
			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ShbuaB	Shebeon-Urban land complex, 0 to 4 percent slopes	Not prime farmland	1.2	100.0%
Totals for Area of Interest			1.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 13, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Project Located at 1920 and 1943 Ewald Circle in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office (SHPO) and the City of Detroit, Michigan...,” dated December 21, 2022.

The project proposes to renovate the exterior and interior of two existing apartment buildings to create new affordable housing units. The rehabilitation includes replacement of existing windows, roofing replacement, masonry repairs, and a complete renovation of the interior, including new kitchens, bathrooms, flooring, mechanical and electrical systems. The existing parking lots behind each of the two buildings will be repaired or replaced in the same location and restriped.

The Area of Potential Effects is the two buildings where the exterior renovation is proposed, and the existing parking lots behind each building.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD Staff Archaeologist concurs with this recommendation. In a letter dated 1/13/25, the Michigan SHPO concurred with this recommendation.

On 12/19/2024, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians



Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
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Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

No historic properties will be affected by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. If you have any questions, please contact Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

Day/Night Noise Level (DNL) 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 \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

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 value(s) 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.

Site ID	1943 Ewald
Record Date	12/18/2024
User's Name	Caitlin Preuss - Triterra

Road # 1 Name:	Ewald
-----------------------	--------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	37	37	37
Distance to Stop Sign	37	37	37
Average Speed	25	25	25
Average Daily Trips (ADT)	4832	95	39
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	52	45	65
Calculate Road #1 DNL	65	Reset	

Road # 2 Name:	Oakman
-----------------------	---------------

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	193	193	193
Distance to Stop Sign	193	193	193
Average Speed	25	25	25
Average Daily Trips (ADT)	2055	38	19
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	41	34	51

Calculate Road #2 DNL

51

Reset

Road # 3 Name:

Kendell

Road #3

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

600

600

600

Distance to Stop Sign

Average Speed

25

25

25

Average Daily Trips (ADT)

2239

44

18

Night Fraction of ADT

15

15

15

Road Gradient (%)

Vehicle DNL

38

31

41

Calculate Road #3 DNL

43

Reset

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

Yes No

Combined DNL for all
Road and Rail sources

65

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Calculate

Reset

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 (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - 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 Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Day/Night Noise Level (DNL) 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 \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

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- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID	1920 Ewald
Record Date	12/18/2024
User's Name	Caitlin Preuss - Triterra

Road # 1 Name:	Ewald
-----------------------	--------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	46	46	46
Distance to Stop Sign	46	46	46
Average Speed	25	25	25
Average Daily Trips (ADT)	4832	95	39
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	51	43	63
Calculate Road #1 DNL	64	Reset	

Road # 2 Name:	Oakman
-----------------------	---------------

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	368	368	368
Distance to Stop Sign	368	368	368
Average Speed	25	25	25
Average Daily Trips (ADT)	2055	38	19
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	39	32	47

Calculate Road #2 DNL

47

Reset

Road # 3 Name:

Kendell

Road #3

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

405

405

405

Distance to Stop Sign

Average Speed

25

25

25

Average Daily Trips (ADT)

2239

44

18

Night Fraction of ADT

15

15

15

Road Gradient (%)

2

Vehicle DNL

41

34

43

Calculate Road #3 DNL

45

Reset

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

Yes No

Combined DNL for all Road and Rail sources

64

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Calculate

Reset

Mitigation Options

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

- **No Action Alternative:** Cancel the project at this location

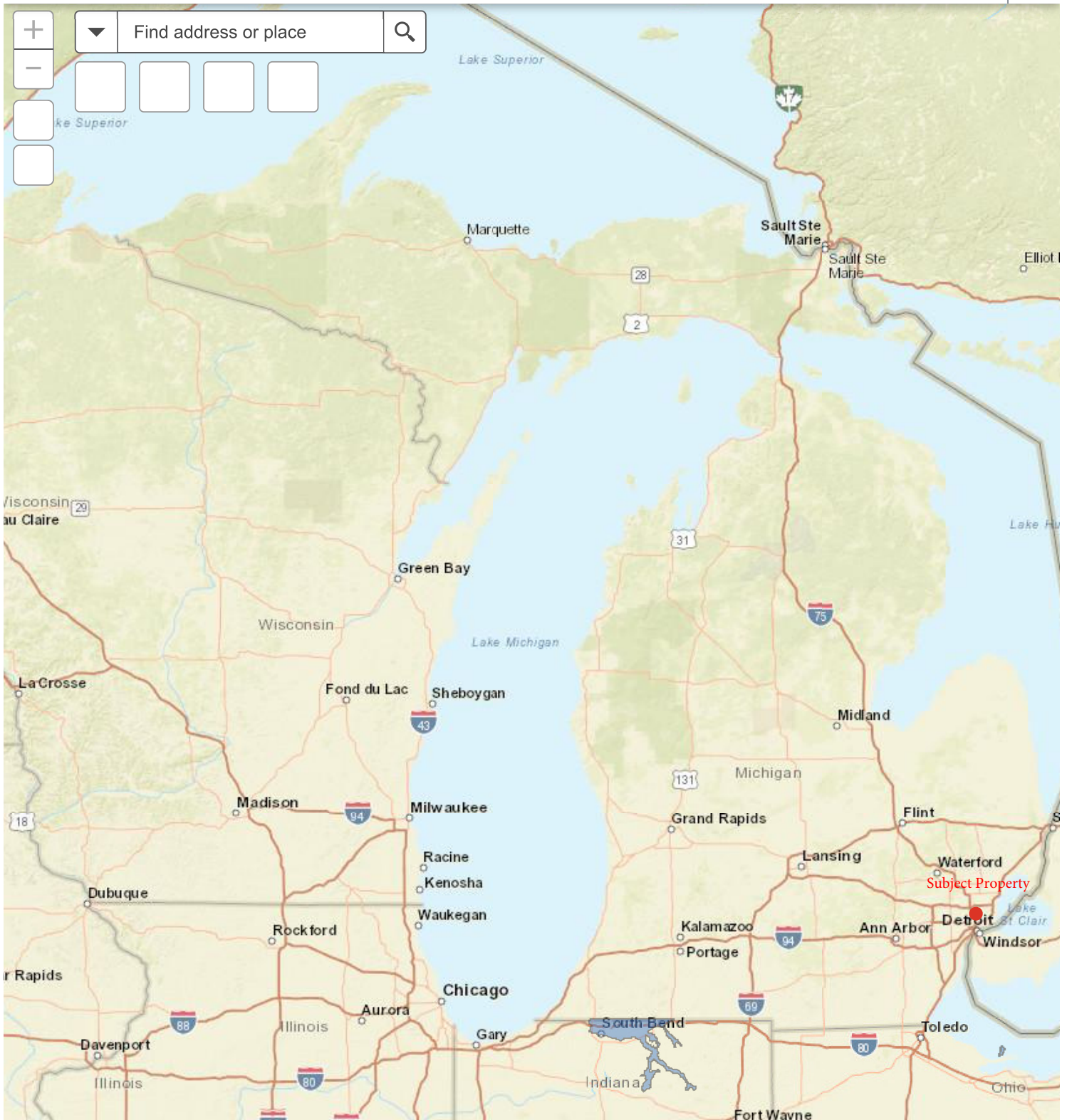
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Sole Source Aquifers



60mi
-81.963 42.214 Degrees

App State
Click to restore the map extent and layers visibility where you left off.



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

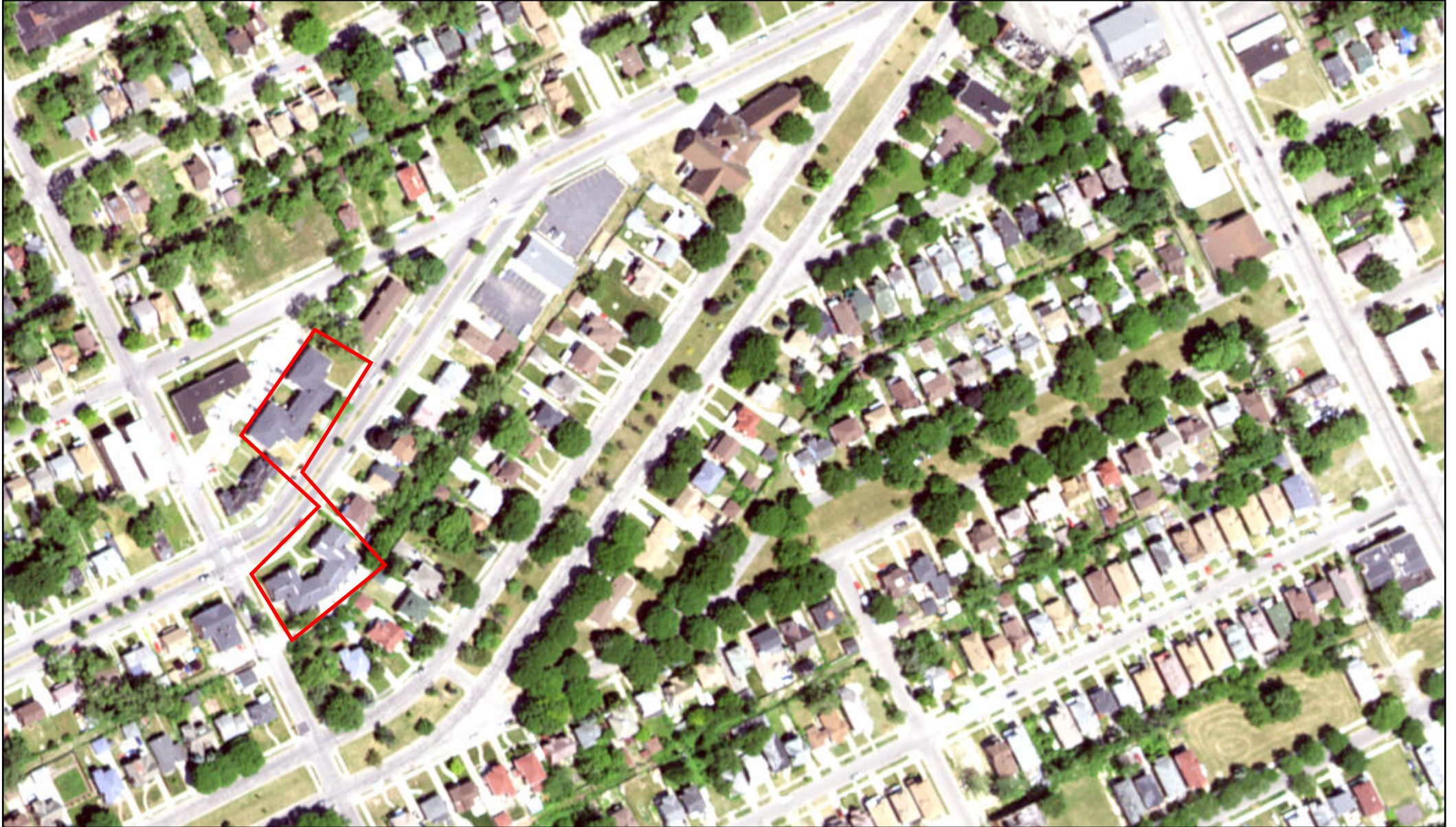
November 16, 2023

Wetlands

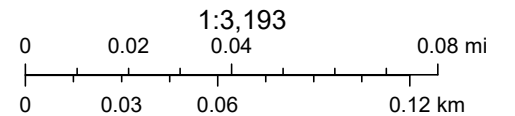
- | | | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  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.

Wetlands Map Viewer



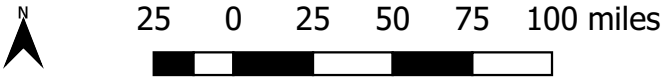
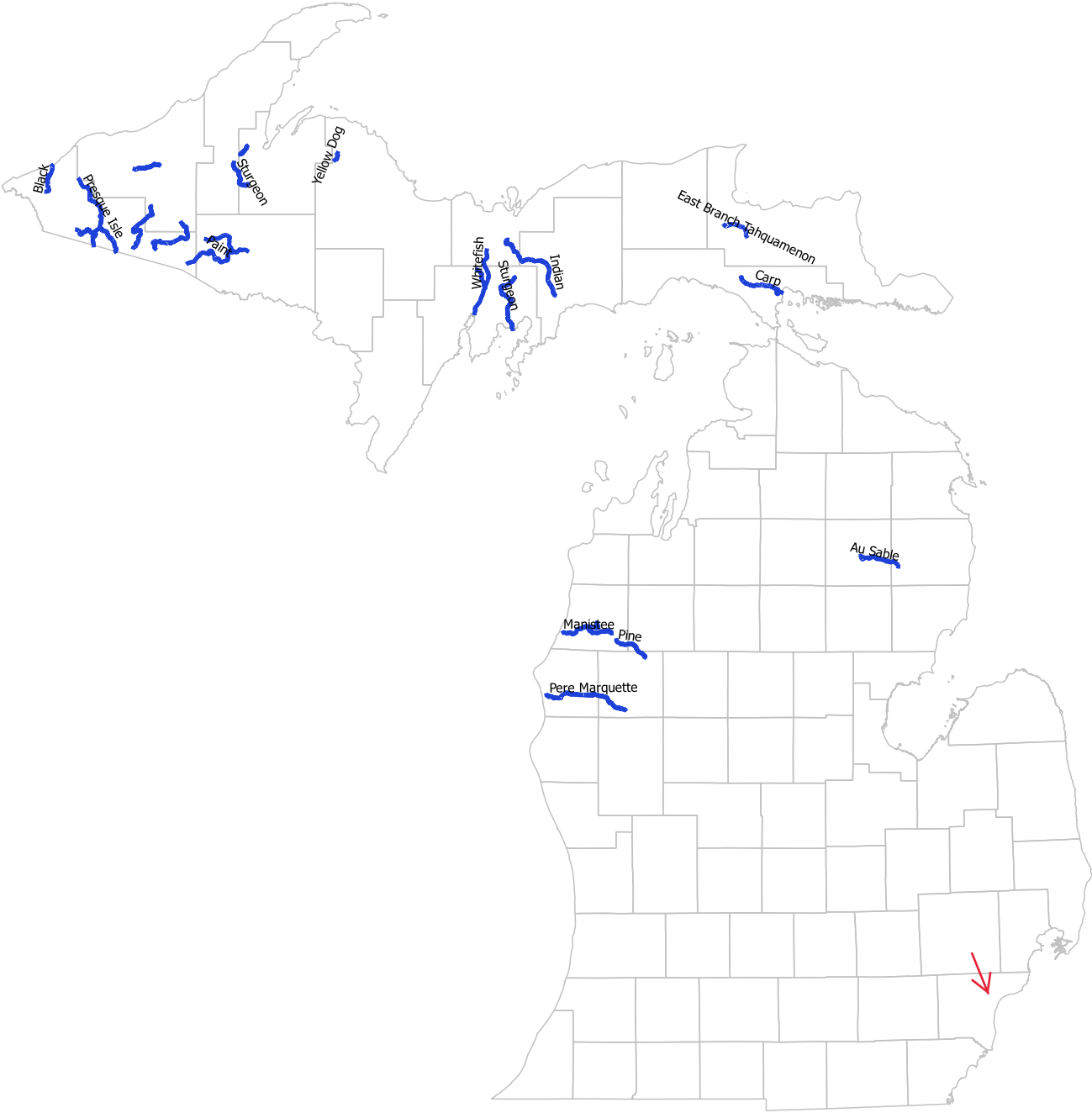
December 18, 2024



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

Michigan Wild and Scenic Rivers



Legend

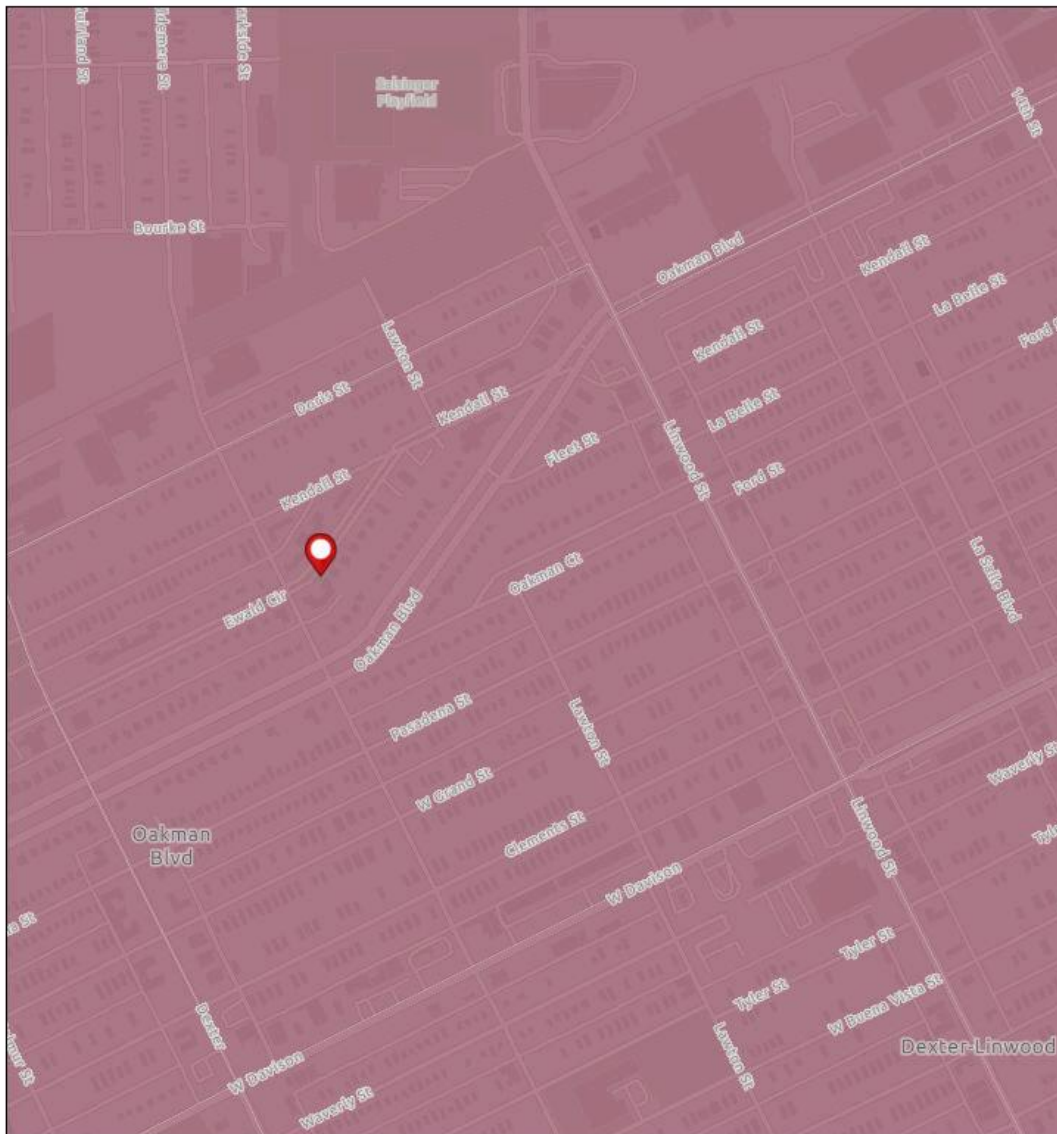
— National Wild and Scenic Rivers System

Source: National Wild and Scenic Rivers System
Website (<https://www.rivers.gov/mapping-gis.php>).


Area of Interest (AOI) Information

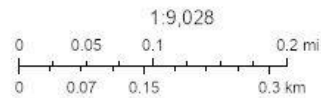
Area : 3.14 mi²

Dec 18 2024 15:16:19 Eastern Standard Time



MiEJScreen Overall Score

 > 90 – 100 (Highest Scores)



MiEJScreen Overall Score

#	Census Tract	Tract Name	County	MiEJ Score Percentile	Environmental Conditions Percentile
1	26163536600	Census Tract 5366	Wayne County	97	93
2	26163531400	Census Tract 5314	Wayne County	90	68
3	26163531900	Census Tract 5319	Wayne County	96	91
4	26163530900	Census Tract 5309	Wayne County	95	73
5	26163536300	Census Tract 5363	Wayne County	95	89
6	26163530400	Census Tract 5304	Wayne County	93	86
7	26163530100	Census Tract 5301	Wayne County	96	92
8	26163530200	Census Tract 5302	Wayne County	90	90
9	26163536400	Census Tract 5364	Wayne County	92	82
10	26163531600	Census Tract 5316	Wayne County	94	85
11	26163530500	Census Tract 5305	Wayne County	93	86
12	26163531800	Census Tract 5318	Wayne County	97	86
13	26163531700	Census Tract 5317	Wayne County	100	93
14	26163536500	Census Tract 5365	Wayne County	98	94
15	26163531500	Census Tract 5315	Wayne County	93	78
16	26163530300	Census Tract 5303	Wayne County	99	93

#	Population Characteristics Score Percentile	Total Population	Area MiSq	Population Density (People/MiSq)	Percent Unemployed
1	95	2,764	0.7	3,884	25
2	98	1,254	0.2	6,470	3
3	94	960	0.3	3,515	44
4	100	1,793	0.5	3,678	14
5	95	2,245	0.5	4,527	12
6	92	1,189	0.2	6,910	13
7	94	2,213	0.5	4,435	22
8	84	4,241	0.6	7,701	12
9	92	2,291	0.5	4,601	29
10	94	1,941	0.2	8,987	19
11	93	1,766	0.3	6,095	16
12	99	1,374	0.3	4,096	43
13	100	1,650	0.3	5,703	22
14	95	2,601	0.5	5,344	9
15	97	2,949	0.3	8,820	20
16	100	1,561	0.6	2,509	10

#	Median Household Income past 12 months	Percent of Population that is Hispanic or Latino	Percent of Population that is White alone, Non-Hispanic	Percent of Population that is Black or African American alone, Non-Hispanic	Percent of Population that is American Indian and Alaska Native alone, Non-Hispanic
1	31,439	1	1	98	0
2	30,542	1	3	96	1
3	27,216	4	13	80	0
4	26,983	1	4	95	0
5	32,344	0	1	96	0
6	21,543	0	6	94	0
7	20,280	0	4	95	0
8	36,217	2	14	80	0
9	32,829	0	1	99	0
10	35,179	1	2	95	0
11	28,920	0	3	96	0
12	12,765	0	2	98	0
13	18,380	0	1	98	0
14	24,014	1	4	89	0
15	18,845	2	1	95	0
16	24,294	0	3	95	0

#	Percent of Population that is Asian alone, Non-Hispanic	Percent of Population that is Native Hawaiian and Other Pacific Islander alone, Non-Hispanic	Percent of Population that is Some Other Race alone, Non-Hispanic	Percent of Population that is 2 or More Races, Non-Hispanic	Area(mi ²)
1	0	0	0	0	< 0.01
2	0	0	0	0	< 0.01
3	1	0	0	1	0.03
4	0	0	0	1	0.04
5	1	0	0	2	0.06
6	0	0	0	0	0.17
7	0	0	0	2	0.19
8	4	0	0	1	0.19
9	0	0	0	0	0.21
10	0	0	0	2	0.22
11	0	0	0	0	0.25
12	0	0	0	0	0.26
13	1	0	0	0	0.27
14	2	0	0	4	0.29
15	0	0	0	2	0.33
16	0	0	0	1	0.62

1) Environmental Conditions: Exposure Percentiles

#	1) Environmental Conditions: Exposure Percentiles	NATA Air Toxics Cancer Risks	NATA Respiratory Hazard Index	NATA Diesel Particulate Matter	Particulate Matter 2.5 (PM2.5)
1	91	84	89	94	97
2	82	90	94	96	96
3	99	95	98	98	95
4	83	90	95	96	96
5	90	80	89	93	96
6	86	86	92	95	96
7	92	81	87	92	95
8	93	82	88	92	95
9	81	86	92	94	96
10	86	87	93	95	96
11	88	89	93	95	96
12	95	89	95	96	95
13	96	85	91	95	95
14	93	89	94	95	96
15	87	87	93	96	95
16	93	87	90	94	96

#	Ozone	Traffic Proximity and Volume	Area(mi ²)
1	47	87	< 0.01
2	64	17	< 0.01
3	73	99	0.03
4	61	20	0.04
5	58	77	0.06
6	60	44	0.17
7	70	80	0.19
8	64	85	0.19
9	56	29	0.21
10	63	40	0.22
11	60	50	0.25
12	69	76	0.26
13	70	89	0.27
14	56	80	0.29
15	64	44	0.33
16	64	76	0.62

2) Environmental Conditions: Environmental Effects Percentiles

#	2) Environmental Conditions: Environmental Effects	Proximity to Cleanup Sites	Proximity to Hazardous Waste Facilities	Impaired Water Bodies	Proximity to Solid Waste Sites and Facilities
1	79	92	93	0	85
2	27	30	63	0	0
3	33	43	79	0	0
4	40	63	78	0	0
5	66	60	89	0	72
6	68	76	87	0	90
7	71	78	72	0	80
8	62	59	80	0	72
9	72	91	90	0	83
10	65	81	82	0	82
11	62	68	73	0	75
12	36	68	72	0	0
13	64	93	76	0	80
14	78	93	91	0	91
15	41	68	78	0	0
16	76	94	87	0	92

#	Lead Paint Indicator	Proximity to Risk Management Plan (RMP) Sites	Wastewater Discharge Indicator	Area(mi ²)
1	96	59	0	< 0.01
2	98	54	0	< 0.01
3	96	48	0	0.03
4	89	65	0	0.04
5	97	60	0	0.06
6	98	34	0	0.17
7	99	68	0	0.19
8	88	66	0	0.19
9	85	50	0	0.21
10	98	32	0	0.22
11	100	49	0	0.25
12	90	48	0	0.26
13	83	38	0	0.27
14	90	56	0	0.29
15	97	53	0	0.33
16	97	43	0	0.62

3) Population Characteristics: Sensitive Populations Percentiles

#	3) Population Characteristics: Sensitive Populations Percentiles	Asthma	Cardiovascular Disease	Low Birth Weight Infants	Lead Blood Level Suppressed
1	96	96	99	95	97
2	93	98	93	78	97
3	100	98	92	94	99
4	99	97	91	94	92
5	92	94	99	58	85
6	96	95	95	99	No Data
7	99	93	94	97	95
8	92	91	91	94	93
9	96	94	99	92	No Data
10	99	98	97	93	96
11	97	96	96	93	99
12	98	100	95	87	99
13	99	100	100	83	99
14	97	94	98	98	85
15	97	99	93	89	93
16	100	96	99	98	No Data

#	Life Expectancy Percentile	Life Expectancy	Area(mi ²)
1	71	75	< 0.01
2	78	74	< 0.01
3	100	62	0.03
4	99	66	0.04
5	99	67	0.06
6	83	74	0.17
7	100	66	0.19
8	71	75	0.19
9	98	68	0.21
10	94	71	0.22
11	86	73	0.25
12	93	71	0.26
13	94	71	0.27
14	89	72	0.29
15	90	72	0.33
16	98	68	0.62

4) Population Characteristics: Socioeconomic Factors Percentiles

#	4) Population Characteristics: Socioeconomic Factors Percentiles	Poverty	Percent Minority	Less Than High School Education	Linguistic Isolation
1	89	93	99	96	0
2	97	94	95	93	69
3	82	96	90	63	0
4	100	90	95	99	65
5	94	82	99	93	57
6	83	88	93	90	0
7	81	93	94	91	0
8	68	76	90	85	0
9	82	75	99	72	0
10	83	83	96	41	0
11	83	84	95	85	0
12	96	100	97	97	0
13	100	99	99	85	72
14	87	90	94	98	0
15	91	90	98	69	0
16	99	87	95	73	88

#	Individuals Under 5 Years Old	Individuals Over 64 Years Old	Unemployment	Housing Burden	Area(mi ²)
1	58	37	89	90	< 0.01
2	43	64	78	97	< 0.01
3	75	4	100	96	0.03
4	92	62	92	83	0.04
5	72	12	98	85	0.06
6	36	42	90	90	0.17
7	3	50	98	87	0.19
8	18	20	81	79	0.19
9	47	34	98	96	0.21
10	89	32	99	86	0.22
11	3	74	89	95	0.25
12	76	59	97	99	0.26
13	94	83	93	98	0.27
14	62	43	74	92	0.29
15	91	36	98	98	0.33
16	91	26	94	98	0.62

EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

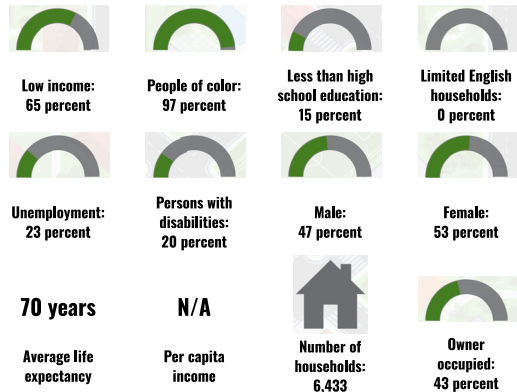
1920 & 1943 Ewald Circle, Detroit, MI

1 mile Ring Centered at 42.395473,-83.129726
 Population: 15,170
 Area in square miles: 3.14



December 18, 2024
 1920 & 1943 Ewald Circle, Detroit, MI
 Search Result (point)
 0 0.33 0.65 1.3 mi
 0 0.5 1 2 km
 Esri, HERE, Garmin, USGS, Mapbox

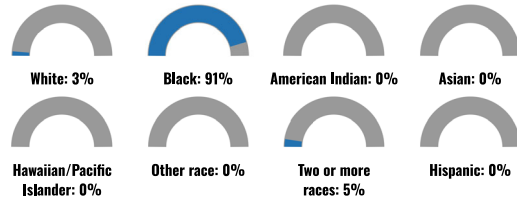
COMMUNITY INFORMATION



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	98%
Spanish	1%
Arabic	1%
Total Non-English	2%

BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

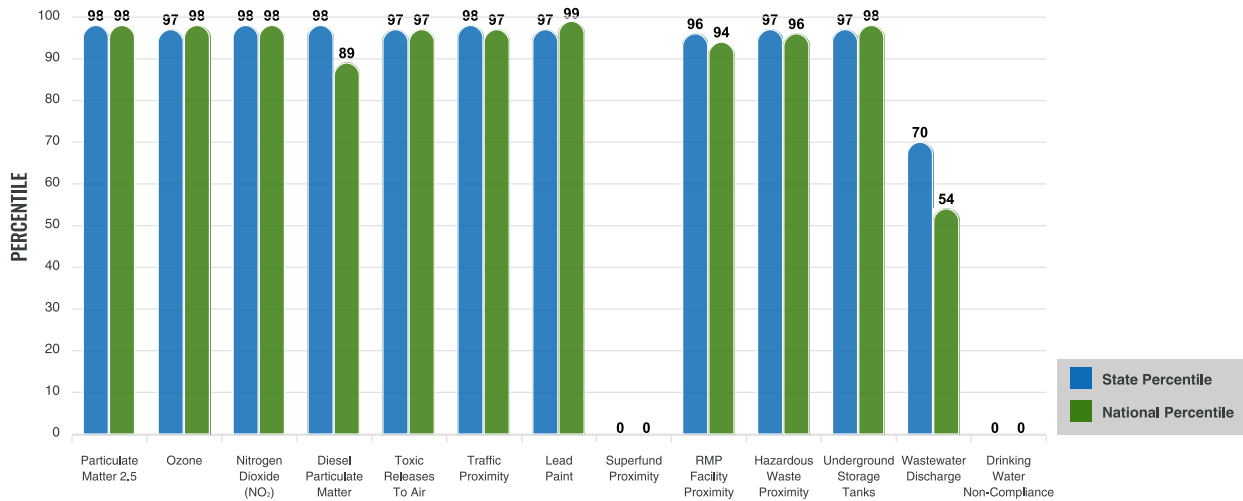
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

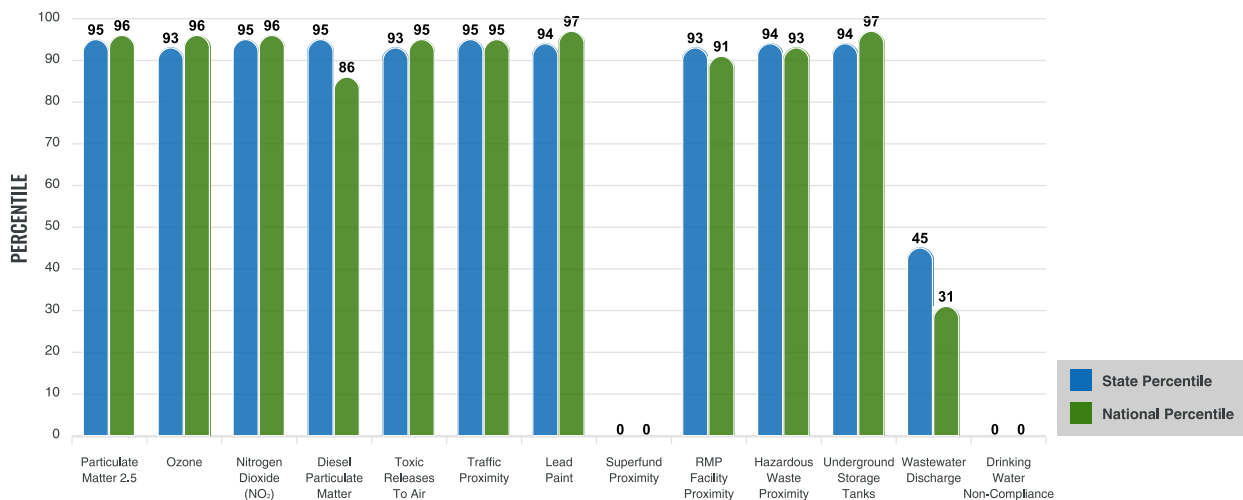
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 42.395473,-83.129726

Report produced December 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	9.62	7.84	95	8.45	84
Ozone (ppb)	69.4	67.3	72	61.8	84
Nitrogen Dioxide (NO_2) (ppbv)	13	7.7	93	7.8	92
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.186	0.116	91	0.191	60
Toxic Releases to Air (toxicity-weighted concentration)	4,100	2,500	87	4,600	83
Traffic Proximity (daily traffic count/distance to road)	3,400,000	910,000	97	1,700,000	85
Lead Paint (% Pre-1960 Housing)	0.87	0.38	92	0.3	95
Superfund Proximity (site count/km distance)	0	0.28	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.8	0.38	82	0.57	75
Hazardous Waste Proximity (facility count/km distance)	4.6	2	88	3.5	77
Underground Storage Tanks (count/ km^2)	29	7.6	94	3.6	98
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.8	880	35	700000	24
Drinking Water Non-Compliance (points)	0	0.39	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	3.06	N/A	N/A	1.34	95
Supplemental Demographic Index USA	2.54	N/A	N/A	1.64	90
Demographic Index State	3.24	1.18	96	N/A	N/A
Supplemental Demographic Index State	2.46	1.5	90	N/A	N/A
People of Color	97%	26%	96	40%	94
Low Income	65%	31%	91	30%	91
Unemployment Rate	23%	6%	95	6%	97
Limited English Speaking Households	0%	2%	73	5%	57
Less Than High School Education	15%	9%	83	11%	72
Under Age 5	8%	5%	78	5%	75
Over Age 64	16%	18%	47	18%	51

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	2
Water Dischargers	0
Air Pollution	2
Brownfields	8
Toxic Release Inventory	4

Other community features within defined area:

Schools	3
Hospitals	0
Places of Worship	18

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring Centered at 42.395473,-83.129726

Report produced December 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	27%	20%	95	20%	96
Heart Disease	8.7	6.3	93	5.8	93
Asthma	15	11.4	95	10.3	99
Cancer	6	7	22	6.4	38
Persons with Disabilities	20.1%	14.9%	82	13.7%	85

CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	7%	20	12%	19
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	26%	13%	89	13%	87
Lack of Health Insurance	6%	5%	61	9%	42
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 42.395473,-83.129726

Report produced December 18, 2024 using EJScreen Version 2.3