

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

Project Information

Project Name: Hope-Manor-Village-Joliet

HEROS Number: 900000010469663

Start Date: 05/09/2025

Responsible Entity (RE): JOLIET, 150 W Jefferson St Joliet IL, 60432

RE Preparer: Jacqueline Lozada

State / Local Identifier:

Certifying Officer: Joe Fleischauer

Grant Recipient (if different than Responsible Entity): Housing Authority of Joliet

PHA Code: IL024

Point of Contact: Tina Pourroy

Consultant (if applicable):

Point of Contact:

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: 1301 Copperfield Ave, Joliet, IL 60432

Additional Location Information:

This location has completed Phase I and Phase II Environmental Assessments. The location is the previous site of the Silver Cross Hospital.

Direct Comments to: 150 W Jefferson Street. Joliet, IL 60435
or
jlozada@joliet.gov

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

Hope Manor Village is the proposed new construction of 48 units located in Joliet, in Will County. All the units will be available at or below 50% of AMI and serve a PSH population of women recovering from addiction, with a particular focus on opioid addiction, and women in recovery who have children and/or are pregnant. Healthcare partners include Silver Cross Hospital, who's donating land at a value of \$300,000, and VOA Illinois, a certified behavioral healthcare clinic. Healthcare services provided to tenants by Silver Cross include seasonal vaccines, health screenings including basic wellness, vision and hearing, cancer screenings, maternal health workshops, and nutrition education (including pregnancy nutrition). The annual value of services provided by Silver Cross amounts to an estimated \$18,943 annually, or \$284,145 over 15 years, for a total healthcare investment of \$584,145.

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

The purpose of this project is to increase the availability of affordable housing in Joliet, Illinois, specifically for women who are struggling with addiction. The proposed action will help by partnering with the local hospital in providing the necessary services for these tenants while generating affordable housing options.

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

The current site is occupied by undeveloped grass & tree-covered land. It was once occupied by residences and commercial structures, but these buildings were razed. The site is adjoined by a hospital which will help provide the site with vital services for the project occupants. In the absence of this project, the city will continue to suffer from a lack of affordable housing & those in need of supportive services will not have access to these amenities.

Maps, photographs, and other documentation of project location and description:[Phase II Hope Manor Village Joliet.pdf](#)[PHASE I Hope Manor Village Joliet \(1\).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:[Signed Signature Page - HAJ ERR.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
NA	Public Housing	Project-Based Voucher Program	\$5,760,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$25,140,971.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,140,971.00

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	☐ Yes ☒ 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.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	This project is located in a state that does not contain CBRS units. Therefore, this project 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]	☐ Yes ☒ No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☒ No	The project's county or air quality management district is in nonattainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified. The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☒ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The

		project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☒ Yes ☐ No	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☒ No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☒ No	There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☒ No	This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The proposed project is in an area that is considered urban land by the TigerWeb Mapping tool. See Attachment 8.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☒ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. For FFRMS, IHDA utilized Step 2, the 500 year floodplain, as the CISA has not been fully adopted by HUD
Historic Preservation National Historic Preservation Act of	☐ Yes ☒ No	Based on Section 106 consultation, there are No Historic Properties Affected because the project will have

1966, particularly sections 106 and 110; 36 CFR Part 800		no effect on the historic properties that are present. The project is in compliance with Section 106. Two responses from Tribes were received, from Forest County Potawatomi's Tribal Historic Preservation Officer on 2/12/25, and from Prairie Band Potawatomi Nation on 1/30/25 and 2/13/25. Both approve of the proposed project activities but indicated that if any human remains or archaeological materials are exposed as a result of project activities, that work must halt and the Tribe must be included in further discussion regarding the treatment and disposition of the findings prior to their removal. See all responses in the attachments as well as SHPO's approval of the proposed project activities under Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☒ No	A Noise Assessment was conducted. The noise level was acceptable: 58.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☒ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☒ No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☒ No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The proposed project is in compliance. The designated wild and scenic river closest to the proposed project area is the Middle Fork of the Vermilion River in Vermilion and Champaign counties. This river segment is the only designated wild and scenic river in Illinois. The proposed project area, at its closest, is approximately 95 miles from the designated segment of the Vermilion River. There are no study rivers in Illinois. The Nationwide Rivers

		Inventory did not identify any river segments that are potential candidates for inclusion in the National Wild and Scenic River System within one mile of the proposed site. See Attachment 13.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☒ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The proposed project is in compliance. As indicated by the other sections of this environmental review, the proposed activity would have no significant adverse environmental impacts. The proposed activity would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents of the proposed project area. The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. All the units will be available at or below 50% of AMI and serve a PSH population of women recovering from addiction, with a particular focus on opioid addiction, and women in recovery who have children and/or are pregnant. Site will include a playground with ADA surfacing, paved walking path, common outdoor patio, planting beds for residents, and native species landscaping throughout. The proposed project would be beneficial for the city of Joliet, as it would provide additional affordable housing for the area. See Attachment 14.

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	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. While the proposed project is zoned in a Restricted Business (R-B) district, a special use permit was approved by the Joliet City Council so that the supportive living facility can be built within this district. See Attachment 15 for the Zoning Letter.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The proposed site does not contain steep slopes and the proposed project site would not create steep slopes. The proposed development would not cause erosion or stormwater runoff concerns. The surrounding area supports residential and commercial development. Soils consist primarily of the Ozaukee silty clay loam, which is characterized by moderate runoff potential when drained. See the Soil Map Survey Report in the Phase I dated December 18, 2024.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed project has no unusual hazards, nuisances or safety concerns. Noise levels will temporarily increase during work hours. Site safety will be controlled by the contractor.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed project could be potentially beneficial to employment during the construction of the development.	
Demographic Character Changes / Displacement	2	The proposed project would have no effect on the demographic character of the proposed project area. The proposed project is the new construction of multifamily housing. The proposed project site	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		consists of vacant land. There would be no displacement.	
Environmental Justice EA Factor	2	The proposed project is in compliance. As indicated by the other sections of this environmental review, the proposed activity would have no significant adverse environmental impacts. The proposed activity would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents of the proposed project area. The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. All the units will be available at or below 50% of AMI and serve a PSH population of women recovering from addiction, with a particular focus on opioid addiction, and women in recovery who have children and/or are pregnant. Site will include a playground with ADA surfacing, paved walking path, common outdoor patio, planting beds for residents, and native species landscaping throughout. The proposed project would be beneficial for the city of Joliet, as it would provide additional affordable housing for the area. See Attachment 14.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed project area is in a developed area of the city with numerous public and private schools, as well as a variety of cultural facilities. The proposed project would have no negative impacts on educational and cultural facilities. See Attachment 16.	
Commercial Facilities (Access and Proximity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed project area is surrounded by a wide variety of commercial facilities and would have no negative impacts on the proposed commercial area. The proposed project could be potentially beneficial to the commercial area as the development would bring in additional residents to the area. See Attachment 17.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Health Care / Social Services (Access and Capacity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The surrounding area is served by health care and social services agencies located throughout the area. There would be no impact on health care and social services. See Attachment 18.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The proposed project site's solid waste and recycling will be serviced through private haulers.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. Waste water and sanitary sewers for the proposed project site is handled by the City of Joliet. The proposed project will not have an impact on the city providing new services to the development. https://www.joliet.gov/our-city/residents/watersewer	
Water Supply (Feasibility and Capacity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. Water supply for the proposed project is provided by the City of Joliet Department of Public Utilities. The proposed project will not have an impact on the company providing water to the new development. https://www.joliet.gov/government/departments/public-utilities	
Public Safety - Police, Fire and Emergency Medical	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed project would not impact police, fire, and emergency medical providing services to the new development. See Attachment 19.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed project is located in a developed urban area and there are a wide variety of parks and recreation located throughout. See Attachment 20.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Transportation and Accessibility (Access and Capacity)	2	The proposed project is near two major roadways, route 6 and route 30. See Attachment 21.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The proposed project site is located in a developed area of the city. Of the 18 sites listed on the National Registry of Natural Landmarks, none are located in Will County. The closest natural landmark is Markham Prairie, which is approximately 22 miles northeast of the proposed project. Therefore, the proposed project will have no effect on these sites. See Attachment 22.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	Vegetation consists of grass covered land and trees which surround the perimeter of the site. Wildlife would consist of birds, squirrels, etc.	
Other Factors 1	2	N/A	
Other Factors 2	2	N/A	
CLIMATE AND ENERGY			
Climate Change	2	The climate risk index for the proposed project is moderate. While drought, earthquake and wildfire risks are low compared to the rest of the United States, the county has a higher risk of cold wave, heat wave, & tornado. Proper building procedures can help to mitigate the future risk of such events.	
Energy Efficiency	2	The greater property will consist of planting beds for residents and native species landscaping throughout the outdoor spaces.	

Supporting documentation

[Files \(5\).zip](#)

Additional Studies Performed:

ECS Midwest, Phase I ESA, 1/3/2024 ECS Midwest, Phase I ESA, 12/18/2024 ECS Midwest, Phase II Subsurface Investigation, 12/2/2024

[Phase II Hope Manor Village Joliet\(2\).pdf](#)

[PHASE I Hope Manor Village Joliet \(1\)\(1\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Jennifer Komrska

12/18/2024 12:00:00 AM

[Phase II Hope Manor Village Joliet.pdf](#)[PHASE I Hope Manor Village Joliet \(1\).pdf](#)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Google Maps - Airport locations <https://www.google.com/maps> U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resources System <https://fws.gov/cbra/maps/mapper.html> FEMA Flood Map Service Center <https://msc.fema.gov/portal/home> U.S. Environmental Protection Agency (EPA) Nonattainment Areas for Criteria Pollutants Green Book <https://www.epa.gov/greenbook> Coastal Zone <https://www2.illinois.gov/dnr/cmp/Pages/default.aspx> Illinois Emergency Management Agency (IEMA) Radon in Illinois https://www2.illinois.gov/iema/nrs/radon/pages/radonillinois_nonflash.aspx U.S. Census TIGERweb https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb_main.html Illinois Department of Natural Resources (IDNR) Historic Preservation Division HARGIS <https://www2.illinois.gov/dnrhistoric/Preserve/Pages/HARGIS.aspx> Illinois Department of Transportation (IDOT) Getting Around Illinois <https://www.gettingaroundillinois.com/Traffic%20Counts/index.html> HUD DNL Calculator HUD Exchange <https://www.hudexchange.info/environmental-review/dnlcalculator/> U.S. Department of Transportation, Federal Aviation Administration Airport Master Record <https://adip.faa.gov/agis/public/#/airportSearch/advanced> EPA Sole Source Aquifers for Drinking Water <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b> USFWS Wetlands Mapper <https://www.fws.gov/wetlands/data/mapper.html> National Park Service Nationwide Rivers Inventory <https://www.nps.gov/subjects/rivers/nationwide-riversinventory.htm> National Wild and Scenic Rivers System <https://www.rivers.gov/illinois.php> EPA Environmental Justice Screening and Mapping Tool (EJSCREEN) <https://ejscreen.epa.gov/mapper/> City of Joliet Public Utilities <https://www.joliet.gov/government/departments/public-utilities> National Park Service National Natural Landmarks <https://www.nps.gov/subjects/nnlandmarks/state.htm?State=IL>

List of Permits Obtained:

All required federal, state and local permits must be obtained before construction starts.

Public Outreach [24 CFR 58.43]:

A combined public notice for the proposed project (Notice of Finding of No Significant Impact and Notice of Intent to request Release of Funds) will be published in a City of Joliet Legal Notice Release and posted on the City's HUD Notifications website, available in both English and Spanish. Any substantive comments received will be addressed and incorporated into the final environmental assessment document.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project would not contribute to adverse cumulative impacts on environmental resources. The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. The proposed new development will have a cumulative benefit of providing affordable, decent, safe and stable housing for the area. The proposed activities may have temporary environmental impacts during the construction work, but these activities will have a long-term benefit to the residents.

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

While alternatives to the project location were considered, they did not offer the same type of amenities and proximity to transportation. Therefore, these alternatives were rejected.

No Action Alternative [24 CFR 58.40(e)]

The no action alternative would avoid the short-term construction impacts, but the vacant land would continue to be under-utilized and the much-needed housing development would not be constructed for the area residents. Therefore, the no action alternative was rejected.

Summary of Findings and Conclusions:

The proposed project would address the need to construct an affordable multifamily housing development in the city of Joliet, IL in order to increase the availability of decent, safe, and stable housing. The proposed project is in compliance with all applicable statutory authorities and would have no significant impact on the environment. Mitigation measures to minimize any potential adverse environmental impacts and to ensure that the proposed project is in compliance with the statutory authorities are identified in the Mitigation Measures and Conditions section below.

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 and Toxic Substances	Radon testing will be completed at the building post-construction. If levels return at or above 4.0 pCi/L, an active radon system will be required.	N/A	A copy of the radon survey report will be submitted to IHDA; if applicable, a radon O&M plan.	

Project Mitigation Plan

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.

Supporting documentation

[Files \(3\).zip](#)

[HAJ Airport.zip](#)

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)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Attachment 5 Coastal Zone.PNG](#)

[Attachment 2 CBRS.PNG](#)

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**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

[Attachment 12 Wetlands.pdf](#)

[Attachment 3 FIRM Map.pdf](#)

Are formal compliance steps or mitigation required?

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

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

✓ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary**Compliance Determination**

The project's county or air quality management district is in nonattainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified. The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[Attachment 4 EPA Green Book.PNG](#)

[Attachment 7 Tree Clearing.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**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[Attachment 5 Coastal Zone\(1\).PNG](#)[Attachment 2 CBRs\(1\).PNG](#)[Attachment 3 FIRM Map\(1\).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:

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. Subject property- The subject property consists of vacant, grass-covered land. Historically, it was developed for residential purposes around 1923 and remained until 1962. Between 1962 & 1971, the western part of the property was developed with a parking lot for the adjoining Silver Cross Hospital campus. Between 1977 and 1978, the residences were razed, and the property was developed with a medical office building. Between 2017 and 2019, this building was razed, and the property has since remained undeveloped in its current state. In 2024, ECS Midwest performed a Phase I for the subject property. The phase I identified multiple USTs on an adjacent property that were associated with releases. As a result, a Phase II subsurface investigation was conducted by ECS for the subject property. Five soil samples and two groundwater samples were collected by ECS in November of 2024. None of the samples exceeded any of the applicable exposure pathways. Therefore, no further investigation was warranted. Asbestos- The proposed project site consists of vacant land. No further action is required. Lead- The proposed project site consists of vacant land. No further action is required. Radon testing will be completed at the building post-construction. If levels return at or above 4.0 pCi/L, an active radon system will be installed. Adjacent properties- LUST- 5 sites within 0.5 miles of the subject property, the closest of which is approximately 591 feet away. NFR letters are attached for each LUST incident. UST- 3 sites within 0.25 miles of the subject property, the closest of which is approximately 591 feet away. SRP- 1 sites within 0.5 miles of the subject property, which is approximately 385 feet away. Due to the distance & status, this is considered a REC. RCRA NonGen- 3 sites within 0.25 miles of the subject property, the closest of which is approximately 591 feet from the subject property. Hazardous Waste Manifest- 1 site within 0.25 miles of the subject property, which is approximately 1,240 feet away.

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:

This will be new construction, and radon mitigation levels will be redetermined once construction is complete. Radon testing will be completed at the building post-construction. If levels return at or above 4.0 pCi/L, an active radon system will be installed.

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.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Phase II Hope Manor Village Joliet\(1\).pdf](#)
[Attachment 4 EPA Green Book\(1\).PNG](#)

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.

- ✓ 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

Explain your determination:

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. On 1/16/25, IHDA reached out to a representative at the USFWS Moline field office. She explained that the amount of tree clearing for the proposed project is too small to be deemed significant for the project and therefore would not require any mitigation. This project is in compliance with the Endangered Species Act without mitigation.

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Files.zip](#)

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

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

Yes

Screen Summary**Compliance Determination**

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Attachment 9 ASD.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 includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The proposed project is in an area that is considered urban land by the TigerWeb Mapping tool. See Attachment 8.

Supporting documentation

[Attachment 8 Urban Land.png](#)

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

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. For FFRMS, IHDA utilized Step 2, the 500 year floodplain, as the CISA has not been fully adopted by HUD

Supporting documentation

[Attachment 3 FIRM Map\(2\).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):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
- ✓ Citizen Potawatomi Nation, Oklahoma Completed
- ✓ Forest County Potawatomi Completed

✓ Forest County Potawatomi Community, Wisconsin	Completed
✓ Hannahville Indian Community, Michigan	Completed
✓ Kickapoo Tribe of Kansas	Completed
✓ Kickapoo Tribe of Oklahoma	Completed
✓ Little Traverse Bay Bands of Odawa	Completed
✓ Menominee Indian Tribe of Oklahoma	Completed
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Peoria Tribe of Indians of Oklahoma	Completed
✓ Prairie Band Potawatomi Nation	Completed

Other Consulting Parties

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

All tribal nations listed on HUD's and IL DNR's sites, holding interest within the Joliet area were contacted for consultation.

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:

1301 Copperhead Avenue, Joliet, IL 60432

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:

None

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:

None

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

Based on Section 106 consultation, there are No Historic Properties Affected because the project will have no effect on the historic properties that are present. The project is in compliance with Section 106. Two responses from Tribes were received, from Forest County Potawatomi's Tribal Historic Preservation Officer on 2/12/25, and from Prairie Band Potawatomi Nation on 1/30/25 and 2/13/25. Both approve of the proposed project activities but indicated that if any human remains or archaeological materials are exposed as a result of project activities, that work must halt and the Tribe must be included in further discussion regarding the treatment and disposition of the findings prior to their removal. See all responses in the attachments as well as SHPO's approval of the proposed project activities under Section 106.

Supporting documentation

[Files \(2\).zip](#)

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

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

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: 58

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: 58

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 58.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Attachment 10 DNL Calculator.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

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary**Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Attachment 11 SSA.PNG](#)

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**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Attachment 12 Wetlands\(1\).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. The project is in compliance with the Wild and Scenic Rivers Act. The proposed project is in compliance. The designated wild and scenic river closest to the proposed project area is the Middle Fork of the Vermilion River in Vermilion and Champaign counties. This river segment is the only designated wild and scenic river in Illinois. The proposed project area, at its closest, is approximately 95 miles from the designated segment of the Vermilion River. There are no study rivers in Illinois. The Nationwide Rivers Inventory did not identify any river segments that are potential candidates for inclusion in the National Wild and Scenic River System within one mile of the proposed site. See Attachment 13.

Supporting documentation

[Attachment 13 Wild and Scenic River.PNG](#)

[Attachment 3 FIRM Map\(3\).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**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The proposed project is in compliance. As indicated by the other sections of this environmental review, the proposed activity would have no significant adverse environmental impacts. The proposed activity would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents of the proposed project area. The proposed project is the new construction of two 3-story multifamily developments consisting of 48 one- and two-bedroom units. All the units will be available at or below 50% of AMI and serve a PSH population of women recovering from addiction, with a particular focus on opioid addiction, and women in recovery who have children and/or are pregnant. Site will include a playground with ADA surfacing, paved walking path, common outdoor patio, planting beds for residents, and native species landscaping throughout. The proposed project would be beneficial for the city of Joliet, as it would provide additional affordable housing for the area. See Attachment 14.

Supporting documentation

[Files \(4\).zip](#)

Are formal compliance steps or mitigation required?

Yes

✓ No