

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

Project Information

Update Date	Updated By	Start Date	Deadline Date	End Date	Justification
07/15/2026	Jeffrey Lauffer	07/15/2026	07/15/2027		Start Date Set
07/16/2026	Jeffrey Lauffer	07/15/2026	07/15/2027	07/15/2026	Actual End Date set to Signed Date on Signature and Posting (6320) screen.

Project Name: Sycamore-Grove

HEROS Number: 900000010544832

Start Date: 07/15/2026

Estimated End Date: 07/15/2027

Actual End Date: 07/15/2026

Responsible Entity (RE): SOUTH CAROLINA STATE HOUSING FINANCE AND
DEVELOPMENT CORPORATION, 300 Outlet Pointe Blvd Ste
C Columbia SC, 29210

RE Preparer: Jeffrey Lauffer

State / Local Identifier:

Certifying Officer: Jennifer Cogan

Grant Recipient (if different than Responsible Entity):**Point of Contact:****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 consultant, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 2131 Slighs Ave, Columbia, SC 29204

Additional Location Information:

N/A

Direct Comments to: jeffrey.lauffer@schousing.com or 300-C Outlook Pointe Blvd, Columbia SC 29210- Attn: Jeffrey Lauffer

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

This project proposes the new construction of a 24-unit rental development with four (4) two story duplex residential buildings and four (4) two-story quadplex residential buildings. The subject property consists of approximately 1.56-acres and is currently owned by Columbia Housing. The existing property currently consists of maintained vacant, grass land situated within a developed urban area. The property was previously developed with public housing apartments. The existing vacant, grass land is in Columbia, SC bounded by Slighs Ave, Barhamville Road, Chestnut Street and Walker Solomon Way. Funding to be used for construction will be HUD HOME, HUD HTF, State HTF, owner equity, and bank financing.

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

The purpose of the project is to construct a 24-unit rental development with four (4) two-story duplex residential buildings and four (4) two-story quadplex residential buildings. The subject property encompasses approximately 1.56-acres and is currently owned by Columbia Housing. The site consists of a maintained vacant and

vegetated land located within a developed urban area. The grant recipient intends to use HUD funding to construct the buildings. The proposed development, Sycamore Grove, will serve as replacement housing on the site of the former Columbia Apartments public housing community, which was demolished in 2024. The HOME Investment Partnerships (HOME) Program and Federally funded HTF program are federally funded housing initiatives designed to expand the supply of safe decent, and affordable housing for low- and moderate-income households.

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

The subject property is located within an area that can generally be described as urban and mixed-use institutional and residential. The subject property itself consists of an approximately 1.56-acre vacant and vegetated land located within a developed urban area. This project proposes the new construction of a 24-unit rental development with four (4) two-story duplex residential buildings and four (4) two-story quadplex residential buildings. In the absence of the project, due to being surrounded by residential buildings, the subject property is likely to remain vacant and vegetated land if not redeveloped.

Maps, photographs, and other documentation of project location and description:**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 FONSI.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
F25-SG450100	Community Planning and Development (CPD)	Other CPD Program	\$1,740,859.00

M25-SG450100	Community Planning and Development (CPD)	HOME Program	\$2,321,145.00
--------------	--	--------------	----------------

Estimated Total HUD Funded, \$4,062,004.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$11,052,509.72

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 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]	☐ 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, 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 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. 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.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☒ No	This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation.
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 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	☐ Yes ☒ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☒ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with 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: 62.0 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. No sole source aquifers are located in South Carolina.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☒ No	The project will not impact 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.
HUD HOUSING ENVIRONMENTAL STANDARDS		

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	site is zones for residential. see attached letter	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the USGS Topographic Map (Columbia North, South Carolina 2024), the subject property is located between approximately 330 feet above mean sea level and slopes generally to the west. Surface waters or recent erosional features were not noted during the site reconnaissance conducted on March 31, 2026. The USDA Web Soil Survey was utilized to determine the K Factor (Whole Soil), which estimates the susceptibility of soil to sheet and rill erosion by water on a numerical scale ranging from 0.02 to 0.69. The soils classified on the subject property include Pelion-Urban land complex, 2 to 10 percent slopes. The soils were rated with a K Factor of 0.20, respectively, indicating a low to moderate susceptibility of the on-site soils to erosion by water. The USDA Web Soil Survey was also utilized to determine the estimated rating for the soil suitability of dwellings without basements. This rating is calculated for single family houses of three stories or less and therefore is only used as an informational metric and not in lieu of site-specific information prepared by an engineer. The soil was rated as very limited due to the depth to saturated zone and shrink-swell.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The subject property currently consists of a vacant and grassed land situated in a maintained urban setting. Built hazards or nuisances were not observed on the subject property or within the vicinity of the subject property.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The project is expected to create temporary jobs during the construction	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and development phases, and then permanent local jobs to service the facility, maintenance, grounds keeping, and other occupant-supportive services.	
Demographic Character Changes / Displacement	2	The subject property currently consists of vacant land and does not propose to displace any current residents or alter the demographic of the existing facility or surrounding area. As the project would create new affordable housing units and meets the strategic goals outlined by the City of Columbia, a minor beneficial impact is anticipated from the implementation of the project.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The subject property is in close proximity to nearby K-12 educational facilities and cultural facilities. Nearby K-12 educational facilities include Carver-Lyon Elementary School (0.3 mile), CA Johnson High School (0.3 mile), Watkins-Nance Elementary School (0.7 mile), WA Perry Middle School (0.8 mile), and Daniel's Christian School (1 mile). Nearby Cultural facilities include The Universal Church (0.5 mile), Second Nazareth Baptist Church (0.4 mile), First Church of Our Lord Jesus Christ (0.8 mile), The Ernest A. Finney, Jr. Cultural Arts Center (1.2 miles), Benedict College (0.9 mile), and Katheryn M. Bellfied Booker Washing Heights Cultural Arts Center (1 mile). A certification letter request regarding the proposed project was submitted to Mr. Bob Grant, the Chief Operations Officer with Richland County School District One on May 15, 2026. A certification letter was provided. Mr. Grant indicated that the project is located in Richland County School District 1, will not adversely affect the schools serving the project and the schools located in this district are considered high risk or poor performing schools per state or federal performance standards. As numerous	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		educational and cultural facilities are located within the vicinity of the subject property, no impact on education resources and cultural facilities is anticipated.	
Commercial Facilities (Access and Proximity)	2	The subject property is in close proximity to major transportation arteries, including Two Notch Road (U.S. Highway 1) and Forest Drive (State Highway 12). Nearby daily conveniences include grocery stores, pharmacies, and other retailers within five miles of the subject property. Examples include Dollar General (0.5 mile), Hawthorn Laurel Pharmacy (1 mile), Market Place Shopping Center (1.7 miles), Food Lion (1.8 miles), and Kroger (2.2 miles). As adequate retail services are located within proximity of the subject property, the project is not anticipated to adversely impact or displace these existing retail and commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	Healthcare resources located within proximity of the subject property include MUSC Health Columbia Medical Center (0.9 mile), Palmetto Internal Medicine (1.5 miles), and CAN Community Health (1.3 miles). Nearby social services include Palmetto Association for Children and Families (1.4 miles), South Carolina Center for Fathers & Families (1.5 miles), JusticeWorks Behavioral Care (1.6 miles), and South Carolina Mentor (2.7 miles). Certification letter requests regarding the availability of health care and social services were submitted to the South Carolina Department of Public Health on May 15, 2026. A response from this office has not been received to date. As adequate health care and social services are located within proximity to the subject property, the project is not anticipated to adversely impact these resources.	
Solid Waste Disposal and Recycling	2	A certification letter request regarding the availability of solid waste disposal and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		recycling services was submitted to the Richland County Government and forwarded to the City of Columbia Sanitation Department on May 15, 2026. An additional response from this office has not been received to date. The project proposes the new construction of residential buildings, which are expected to generate waste and recyclables. As there are existing solid waste and recycling collection services that would serve the neighborhood, no impact is anticipated to solid waste disposal or recycling services.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	A certification letter request regarding the availability of wastewater and sanitary services was submitted to the Richland County Utilities Department on May 15, 2026, and City of Columbia on May 18, 2026. A response from this office has not been received to date. According to the Columbia Water Department website, wastewater is collected from approximately 63,000 approved connections and is treated at the City's Metropolitan Wastewater Treatment Plan, which has a rated capacity of 60 million gallons per day (MGD) and treats an average of 35 MGD of sewage. As adequate wastewater treatment capacity is available within proximity to the subject property, the project is not anticipated to adversely impact these resources.	
Water Supply (Feasibility and Capacity)	2	A certification letter request regarding the availability of wastewater and sanitary services was submitted to the Richland County Utilities Department on May 15, 2026, and City of Columbia on May 18, 2026. A response from this office has not been received to date. According to the Columbia Water Department website, wastewater is collected from approximately 63,000 approved connections and is treated at the City's Metropolitan Wastewater Treatment Plan,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		which has a rated capacity of 60 million gallons per day (MGD) and treats an average of 35 MGD of sewage. As adequate wastewater treatment capacity is available within proximity to the subject property, the project is not anticipated to adversely impact these resources.	
Public Safety - Police, Fire and Emergency Medical	2	Certification letter requests regarding the availability of police, fire, and emergency medical services were submitted to the Columbia Police Department on May 18, 2026, the Richland County Public Information Office on May 15, 2026, and the Richland County Emergency Services Department on May 15, 2026. A response has not been received at this time. Based on the Columbia Fire Department website, the City operates 34 stations across Richland County with the closest located 1.1 miles from the subject property. Based on the Columbia Police Department website, the City of Columbia Police Department operates with a central headquarters and is structured around five patrol regions. The Benedict College Campus Police Department is the closest police department building and located 0.6 miles from the subject property. Based on the availability of law enforcement, fire protection, and emergency medical services within the vicinity of the subject property, the project is not anticipated to have an adverse impact on public safety.	
Parks, Open Space and Recreation (Access and Capacity)	2	A certification letter request was sent to the Richland County Parks and Recreation Department, on May 15, 2026. No response has been received at this time. Additionally, the Charles R. Drew Wellness Center (0.4 miles) and Pinehurst Park (1.3 miles) are located in the vicinity of the subject property. Additional recreational facilities in the vicinity of the subject property include St. Anna's Park (1.3 miles), Page Ellington Park (1.2 miles), and the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Columbia Parks and Recreation Arts Center (1.8 miles). Based on the availability of parks and recreational facilities within the vicinity of the subject property, there are sufficient resources to support the project and no impacts are anticipated	
Transportation and Accessibility (Access and Capacity)	2	A certification letter was sent to the Richland County Transportation Department on May 15, 2026. A response has not been received at this time. The preliminary site plan for the project indicates that on-site parking will be available for building occupants who have their own transportation. Based on the availability of on-site parking proposed for the project and the availability of public transportation, the project is not anticipated to adversely affect public transportation or nearby roadways.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	Based on the site visit conducted March 31, 2026, there were no unique natural features observed on the subject property.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The subject property currently consists of maintained, grass covered land. Trees are present along the property boundary, which may be impacted based on the preliminary site plan. A portion of the current grass area will need to be removed to facilitate development. Protected wildlife habitat or plant species were not observed during the site reconnaissance on March 31, 2026.	
Other Factors 1			
Other Factors 2			
ENERGY			
Energy Efficiency	2	The Proposed Project plans to utilize energy efficient appliances and light fixtures in the new units and therefore, the Proposed Project is not expected to have a negative impact on energy consumption.	

Supporting documentation

[Environmental Factors - 20260520 114500353.pdf](#)
[Zoning letter.pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed
by:

Alex Walter and Zach Windman

3/31/2026 12:00:00 AM

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

Air Installation Compatible Use Zone (AICUZ) report * CBRS Mapper * Centers for Disease Control (CDC) National Environmental Public Health Tracking Network * Columbia Department of Education * Columbia Fire Department * Columbia Public Works Department * Columbia Water Department * Columbia Zoning Map and online information * Environmental Data Resources (EDR) Database Report dated March 30, 2026 * Environmental Protection Agency for Air Quality * Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems (NPIAS) State Map of South Carolina * Federal Aviation Administration Operations Network * Federal Emergency Management Agency (FEMA) Flood Map Service Center * FRA Crossing Viewer * Google Earth Pro * HUD Exchange * HUD Guidebook * Richland County GIS website and online information * Richland County Health Department * Mr. Bob Grant, the Chief Operations Officer with Richland County School District One * National Environmental Public Health Tracking Network * National Park Service (NPS) Wild & Scenic Rivers (WSR) mapping utility * NPMS Public Viewer - Transportation * South Carolina ArchSite Public Web Map * South Carolina Coastal Zone Management Program * South Carolina Department of Environmental Services * South Carolina Department of Natural Resources' Heritage Trust Program's (HTP) * Natural Heritage Program portal for Environmental Professionals * National Transportation Noise Map * South Carolina Department of Transportation (SCDOT) traffic data * TigerWeb Census Bureau Map * Tribal Directory Assessment Tool * U.S. Climate Resilience Toolkit * U.S. Department of Agriculture (USDA) Web Soil Survey * U.S. Environmental Protection Agency (EPA) Green Book * U.S. Environmental Protection Agency (EPA) Sole Source Aquifers mapping program * U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resource System (CBRS) Mapper * U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) * U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) * USGS Topographic Map (Columbia North, South Carolina 2024) Web soil survey

List of Permits Obtained:

Standard construction permits will be required.

Public Outreach [24 CFR 58.43]:

SC Housing will post on our website, agency lobby, and send an email blast out.

Cumulative Impact Analysis [24 CFR 58.32]:

The purpose of the project is to construct a 24-unit rental development with four (4) two-story duplex residential buildings and four (4) two-story quadplex residential buildings. The subject property encompasses approximately 1.56-acres and is currently owned by Columbia Housing. The site consists of a maintained vacant and vegetated land located within a developed urban area. Implementation of the project may contribute to the cumulative loss of undeveloped land may affect the watershed within the area by disturbance and reshaping of soils and topography, alteration of drainage patterns, and development with impervious surfaces. A minor increase in local traffic and utility needs can also be expected following development. There are no other known projects that will occur concurrently.

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

Information regarding alternatives has not been provided by Columbia Housing.

No Action Alternative [24 CFR 58.40(e)]

In the absence of the proposed project, the subject property would likely remain vacant, grassed land. The "no action" alternative would be considered beneficial any wildlife and vegetation inhabiting the subject property but would not provide a supply of affordable housing for extremely low-income households. The other alternative is that given the urban area, the site is developed by another entity either for housing or commercial uses.

Summary of Findings and Conclusions:

No significant impacts, minor impacts such as a slight/minor increase traffic due to new people living in the neighborhood are to be expected. This will benefit the community as affordable housing is a nationwide issue and will help alleviate the housing pressures faced in the local area the proposed project will be built.

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 conducted prior to move in of residents. If results show 4pCi/L a radon mitigation system will be installed and testing will occur every two years. If results show levels under 4pCi/L testing will be completed every 5 years.	N/A	The following will be included in the funding agreements once issued.	

Project Mitigation Plan

The radon policy will be included in funding agreements and test results will be submitted to SC Housing.

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

[Airport Hazards - 20260520 113443196.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

[Coastal Barrier Resources - 20260520 113514849.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.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[Flood Insurance - 20260520 113959167.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

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, 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

[Flood Insurance - 20260520 113959167\(1\).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 attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[Air Quality additional info.pdf](#)

[Air Quality - 20260520 113403303.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

[Coastal Zone Management Act - 20260520 113552747.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:

The PHASE I stated no RECs

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

8. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated.
Project cannot proceed at this location.

✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls.**

Radon testing will be conducted prior to move in of residents. If results show 4pCi/L a radon mitigation system will be installed and testing will occur every two years. If results show levels under 4pCi/L testing will be completed every 5 years.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I 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.

Supporting documentation

[Contamination and Toxic Substances - 20260520 113715075.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.

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.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

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

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

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

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

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

No mitigation is required as there is a "no effect" determination that was concurred upon by FWS(attached)

Screen Summary
Compliance Determination

This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[Endangered Species Act - 20260520 113804001.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

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

[Explosive and Flammable Hazards - 20260520 113851439.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:

The proposed site is located within City of Columbia city limits, it is also located within a census designated urbanized area and surrounded by existing infrastructure.

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

[Blue dot indicates the site located in an urbanized area.pdf](#)
[Farmlands Protection - 20260520 113926750.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

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[Site elevation profile showing.pdf](#)

[closest floodplain.pdf](#)

[FIRMETTE 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):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
- ✓ Catawba Indian Nation Completed
- ✓ Cherokee Nation Completed

- ✓ Eastern Band of Cherokee Indians
 - ✓ Muscogee Nation
- Response Period Elapsed
- Response Period Elapsed

Other Consulting Parties

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

SHPO issues its determination, then SC Housing uses HUD's TDAT tool in order to determine which THPOs to contact.

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:

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

✓ 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 there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[TDAT.pdf](#)

[sent to muscogee.pdf](#)

[sent to ECBL.pdf](#)

[sent to cherokee nation.pdf](#)

[Sent to Catawba.pdf](#)

[Request for Concurrence Sycamore Grove Muscogee .pdf](#)

[Request for Concurrence Sycamore Grove ECBI.pdf](#)
[Request for Concurrence Sycamore Grove Cherokee Nation.pdf](#)
[Request for Concurrence Sycamore Grove Catawba.pdf](#)
[Historic Preservation - 20260520 114133555.pdf](#)
[Catawba Response.docx](#)
[Cherokee Nation Response.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

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: 62

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: 62

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: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise - 20260520 114224610.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. No sole source aquifers are located in South Carolina.

Supporting documentation

[Sole Source Aquifers - 20260520 114320862.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 requires avoiding to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands, and avoiding actions that directly or indirectly support new construction in wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory must be used as a primary screening tool, but observed or known wetlands not delineated on NWI maps must also be evaluated.	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 24 CFR 55.10 and referenced in Executive Order 11990? The term "new construction" shall include grading, clearing, draining, dredging, channelizing, filling, diking, impounding, and related activities for any structure or facilities, including the siting of new manufactured housing units.

No

✓ Yes

2. Will the new construction activities directly impact an onsite 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, prairie potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid fill roadbeds and activities such as mineral extraction and navigation improvements. This definition includes both wetlands subject to and those not subject to Section 404 of the Clean Water Act as well as constructed wetlands.

✓ No, an onsite wetland will not be directly impacted by new construction activities, as defined in 24 CFR 55.10.

Yes, there is an onsite wetland that will be directly impacted by new construction activities, as defined 24 CFR 55.10.

3. Will the proposed project indirectly affect wetlands by modifying the flow of stormwater, releasing pollutants, or otherwise changing conditions that contribute to wetlands viability?

Yes, wetlands may be indirectly affected by changing conditions that contribute to wetlands viability.

- ✓ No, wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

4. Will the proposed project indirectly affect off-site wetlands?

Yes, off-site wetlands may be indirectly affected.

- ✓ No, off-site wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

Screen Summary

Compliance Determination

The project will not impact wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Sycamore Grove - Wetland supporting docs.pdf](#)

[Ex21 - Wetland Form.pdf](#)

[Wetlands professional credentials.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.

Supporting documentation

[Wild and Scenic Rivers - 20260520 114420416.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

