

**COMBINED NOTICE
NOTICE TO PUBLIC OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT
AND NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS**

April 9, 2020

Washtenaw County
415 W. Michigan Ave., Suite 2200
Ypsilanti, MI 48197
(734) 544-6747

This notice includes activities to be undertaken by the Ann Arbor Housing Commission and the Michigan State Housing Development Authority:

Ann Arbor Housing Commission
2000 S. Industrial Street
Ann Arbor, MI 48104
(734) 794-6720 Extension 47205

Michigan State Housing Development Authority (MSHDA)
735 E. Michigan Ave,
P.O. Box 30044
Lansing, MI 48909

REQUEST FOR RELEASE OF FUNDS

On or about **April 27, 2020**, Washtenaw County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 2018 and 2019 Home Investment Partnerships Program (HOME) Funds under Title II of the National Affordable Housing Act of 1990, as amended, will authorize the Ann Arbor Housing Commission (AAHC) to submit a request to HUD for the release of Veterans Affairs Supportive Housing (VASH) Project Based Vouchers program under the Consolidated Appropriations Act, 2018 (the Act) (Public Law 115-141), enacted March 23, 2018, as authorized under section 8(o)(19) of the United States Housing Act of 1937 (42 U.S.C. 1437f), as amended, will authorize the Michigan State Housing Development Authority (MSHDA) to submit a request to HUD for the release of Project Based Vouchers under section 8 of the of the United States Housing Act of 1937 (42 U.S.C. 1437f), to undertake a project known as the Hilltop View Apartments Rental New Construction Project located at 7651 Dan Hoey Rd in the City of Dexter, in the amount of \$132,672 of 2018 HOME funds and \$157,328 of 2019 HOME funds. There is a total of six (6) Veterans Affairs Supportive Housing (VASH) Project Based Vouchers for the Hilltop View Apartments Rental New Construction and the dollar amount from these vouchers is likely to vary annually. An estimated amount for the VASH Project Based Vouchers allocated to Hilltop View Apartments is \$50,400 per year. These VASH Project Based Vouchers were awarded to the project through the U.S. Department of Veterans Affairs (VA) through the AAHC. An estimated amount of MSHDA-based Project Based Vouchers allocated to Hilltop View Apartments is \$120,744 per year. Nine (9) Project Based Vouchers are awarded to units in the project from the MSHDA.

The proposed Hilltop View Apartment Rental New Construction Project consists of the construction of 24 new residential units on the eastern parcel of the property located at 7651 Dan Hoey Rd, in the City of Dexter, MI. This project includes the demolition of four (4) outbuilding (appurtenant) structures affiliated with a former single family residential farmstead structure that was demolished circa 2015-2016 located on the property parcel located at 7651 Dan Hoey Rd in the City of Dexter, Michigan; the proposed new construction after demolition and clearance of existing structures on the property consist of four (4) two-story multi-family buildings and one additional two-story building providing two residential units, a community center, service areas for the residents and a food pantry operated by Faith in Action. A total of 24 residential units will be provided on site, specifically providing affordable and supportive housing on-site including one-, two- and three-bedroom in townhouses and up/down flats will be constructed. Nine (9) of the units will be supportive housing with vouchers through MSHDA. The remaining units would be rented to households under 50% or 60% of area median income. Six (6) of the units will be supportive housing for Veterans as VASH vouchers from the Ann Arbor Housing Commission from the U.S. Department of Veterans Affairs. The units will provide a mix of six (6) one bedroom flats, ten (10) two bedroom flats and eight (8) three bedroom flats and townhomes. The units will include meeting accessibility and visitability standards. The development has been planned to provide 45 parking spaces (including 8 ADA compliant parking spaces), ingress and egress into the and out of the property, storm water management facilities, including rain gardens, stormceptors and underground stormwater detention system; and pedestrian connections.

Avalon Housing, Inc. will be the sole member of the General Partner of the Owner and will be the developer of the property. The property will be purchased from the City of Dexter, which is the current owner of the property after approval of funding, which includes the approval of the environmental review process according to the National Environmental Policy Act of 1969. The four multifamily residential structures and the one additional building for the two residential units and the community center will have 31,344 square feet of building area. The height of the buildings will be at or under 24 feet 8.5 inches. The buildings have a 11.24 feet front setback, a 24.20 feet rear setback, a 51.70 feet side west setback and a 10.03 feet side east setback. The disturbed area consists of the area to build the proposed new construction after demolition and clearance of existing structures on the property and consists of four two-story multi-family buildings and one additional two-story building providing two residential units, a community center, the 45 parking spaces in a parking lot that exists in the center of the property and on the west side of the property and the underground detention system underneath the parking lot in the center of the property and other stormwater management facilities as well as landscaping. The storm water management system will include rain gardens, stormceptors and underground storm-water detention to provide water quality treatment, storage and to discharge through a baffle in a control outlet structure, which will be to the storm sewer located to the west of the site in the Dan Hoey Right-of-Way. The ground disturbance will occur throughout the site. Approximately 42 existing trees will be removed which are all located in or near the footprint of four two-story multi-family buildings and one additional two-story building providing two residential units, a community center, service areas for the residents.

The proposed redevelopment will result in 24 residential units, 9 of which will receive Section 8 Project-Based Vouchers ("PBV") subsidies from HUD through the MSHDA, 6 of which will be VASH Project Based Vouchers were awarded to the project through the U.S. Department of Veterans Affairs (VA) through the AAHC. The project will include six (6) one bedroom units; ten (10) two bedroom- units; and eight (8) three bedroom units. The proposed Hilltop View Apartments Rental New Construction project will preserve affordable housing for those households whose annual income is either at/below 60% of AMI. The project is a permanent supportive housing development.

This project involves the demolition of outbuilding (appurtenant) structures and the construction of four new 2-story multi-family residential buildings and one additional two-story building providing two residential units, a community center, service areas for the residents and a food pantry, that combined include 24 residential units, a structure with a community center, 45 parking spaces, stormwater detention system, sidewalks, bicycle parking and a playground on site. The project will incorporate Enterprise Green Communities Criteria (2015) into the construction and development of the site, which will provide for energy efficiency and a healthy living environment. The total estimated development costs for the project are \$8,498,372.

For all residential buildings, the radon removal system will consist of PVC pipes that will be installed through the floor slab into the gravel sub-base, and up through the building and out of the roof, with outlets for future fans if it was determined to be needed. A post-construction radon test will be conducted to determine the level of radon of all five newly constructed buildings. If the radon level is equal to or exceeds the EPA standard action level for radon of 4.0 pCi/L or above, the fans will be installed to mitigate the radon in each building as per the post construction radon tests. The properties will follow the guidelines outlined in HUD Office of Environment and Energy Radon Fact Sheet.

A noise study was recently performed by Washtenaw County Office of Community and Economic Development for the property. Noise mitigation is required for the two residential buildings nearest to Dan Hoey Rd, which are known as Building A and Building B, as the current and future Day-Night Average Sound Level (DNL) for these two residential buildings exceeds the 66 DNL level requirement on both buildings. Noise Attenuation Measures will be implemented during construction to meet noise requirements for this property and are the noise attenuation requirements provided by the project architect using the HUD Sound Transmission Classification Assessment Tool (STraCAT). This project will follow 24 CFR Part 51, Subpart B.

A Soil Infiltration Testing for Proposed Storm Water Infiltration System was completed for the site by Testing Engineers and Consultants on June 18, 2019. The results show a relatively high percentage of fines in each of the samples. In terms of infiltration rate, the tested samples are in the range of 0.015 inches per hour (in/hr), or less which is characteristic of clayey silty sand soils. These soils would not be considered suitable for use in a storm water infiltration system. Additional soil limitation studies will be completed for the project prior to construction start. Based on the USDA NRCS Washtenaw County Soil

Survey conditions are suitable for the residential structures that will be constructed on this site provided that the project follows site engineering practices including site inspections for observance of the soils in the footing excavations prior to concreting in order to test the soils for the required bearing capacities and testing should be performed to check that suitable materials are being used for controlled fills and that they are properly placed and compacted and engineering of the storm water infiltration system.

All construction activities will comply with the Washtenaw County Grading/ Soil Erosion Control Ordinance. Grading/Soil Erosion and Sedimentation control mitigation measures will be incorporated in this project. The re-grading activity will follow guidelines for permanent erosion and sedimentation control measures as found in the Washtenaw County Grading/Soil Erosion Control Ordinance. If any planned demolition and construction work will cross or discharge water into a county drain easement, a required permit will be acquired before demolition work will proceed.

This publication is for the combined notice to the public of a Finding of No Significant Impact on the Environment and notice to the Public of a Request for Release of Funds (combined FONSI/NOI-RROF).

FINDING OF NO SIGNIFICANT IMPACT

Washtenaw County has prepared an Environmental Review Record (ERR) for the aforementioned projects and has determined and gives notice that the project and the request for release of funds will have no significant impact on the human environment and accordingly, Washtenaw County has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (PL 91-190). The reasons for such decision not to prepare such Statement are as follows:

The project and activities proposed are not of sufficient size, scale, or mass and do not exceed the threshold criteria established for the preparation of a statement; the adverse impacts on the physical or natural environment are negligible and other impacts are beneficial; the project will make no significant increased demand on public services and will create no pollution impacts; the extent of any environmental impact of the activities and project, whether beneficial or adverse are such that there will be no significant effect on the environment. An Environmental Review Record (ERR) in the form of an environmental assessment for the project that documents the environmental determination for this project can be accessed online at the following webpage:

<https://www.hudexchange.info/programs/environmental-review/environmental-review-records/> or by conducting an internet search using the following search term: "HUD Environmental Review Records". The ERR will also be made available to the public for review by U.S. mail. Please submit your request for access to the ERR by U.S. mail to Terry R. Brinkman, Data Specialist at Washtenaw County Office of Community and Economic Development by phone at (734) 544-2985 or by email to brinkmat@washtenaw.org. The ERR can also be accessed online at the following website www.washtenaw.org/oced.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR for consideration by Washtenaw County Office of Community and Economic Development. Such written comments should be received at the address listed above on or before **April 24, 2020**. All such comments so received will be considered and the County will not request the release of Federal funds or take any administrative action on the described activities prior to the date specified in the preceding sentence.

RELEASE OF FUNDS

Washtenaw County is certifying to HUD that the Washtenaw County and Gregory Dill in his official capacity as County Administrator and Teresa Gillotti, in her official capacity as Director of the Washtenaw County Office of Community and Economic Development; consent to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, Washtenaw County may use the funds, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

OBJECTIONS TO THE RELEASE OF FUNDS:

HUD will accept objections to its approval of the release of funds and acceptance of the certification only

if it is on one of the following bases: a) That the certification was not in fact executed by the chief executive officer or other officer of applicant approved by HUD; or b) that Washtenaw County's environmental review records for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process; or c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and may be addressed to HUD at its Area Office, 16th and 17th Floor, Patrick V. McNamara Building, 477 Michigan Avenue, Detroit, Michigan 48226. No objection received after **May 12, 2020** will be considered by HUD.

Gregory Dill, County Administrator, Certifying Officer
220 N. Main
P.O. Box 8645
Ann Arbor, MI 48107

Teresa Gillotti, Director, Certifying Officer
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave, Suite 2200
Ypsilanti, MI 48197