

Attachment 37:

**Hilltop View Apartments
New Construction Project
Avalon Housing, Inc.
7651 Dan Hoey Rd,
City of Dexter,
Washtenaw County, MI**

**2019-20 HOME Investment Partnership Program
(HOME) Funding**

**Cumulative Impacts, Alternatives
Considered, No Action Alternative,
Summary of Findings and Conclusions,
List of Permits to be Obtained, List of
Sources, Agencies, and Persons
Consulted**

April 2, 2020

Hilltop View Apartments Cumulative Impact Analysis:

The proposed Housing construction project will not adversely impact the neighborhood areas for this site. This activity is compatible with the existing uses in the area, and will have minimal impact on housing density in the area. Either there will be hardly any or there will be very minimal impact on existing resources or services to the area. The site was mostly vacant recently. Until 5 years ago the property had a single family residential use that previously served as a farmstead residence in a former predominantly rural area for approximately 30 years prior to that date and previous for most likely since the original settlement of the area. From the 1980s to 2009 the property was a single family residence with the surrounding area developing into urban residential, research and light industrial, and public education uses. The demolition of the 4 small outbuildings appurtenant to the original farmstead house that was demolished in 2015 to allow space for the new residential buildings on this multi-family residential site. This project provides excellent access for its residents to several important community services, features and elements through the nearby bus routes and provides affordable housing for low-income residents, and providing a desirable residential environment with diverse housing options for City residents is an important goal of the community. Based on the above information, the Hilltop View Rental New Construction Project located at 7651 Dan Hoey Rd as described, will not result in a significant impact on the quality of the human environment in the City of Dexter. No additional project impacts are anticipated other than those discussed in this report.

Hilltop View Apartments Narrative for Alternatives and No Action Sections of the ERR

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

Avalon Housing chose 7651 Dan Hoey Road, in the City of Dexter, as the preferred location for the proposed 24-unit multi-family residential development called Hilltop View Apartments. The development will also include a community center, housing services offices and a food pantry. The site is located at 7651 Dan Hoey Road in Dexter, Michigan on a 1.72 acre parcel, located approximately 1 mile southeast of Downtown Dexter and less than ½ mile west of the Dexter-Ann Arbor Rd. commercial corridor. This location is adjacent to a multi-family residential neighborhood (commonly called Walkabout Creek) to the west, an industrial park (commonly called the Dexter Business Research Park) to the south and the Dexter Community School's campus to the north. The site is accessed by Dan Hoey Rd., a primary paved road that connects to Baker Road from the west and to Dexter Ann Arbor Road from the east. Baker Road is the major north-south roadway and provides direct access to either I-94 to the south or downtown Dexter to the north. The Dexter Ann Arbor Road corridor is home to many retail and service businesses, including a grocery store, medical centers, banks and shopping areas. These site characteristics were viewed as critical in evaluating a location for this project. By locating the Hilltop View Apartments New Construction Project at 7651 Dan Hoey, Avalon is able to accomplish a number of primary planning and housing related goals which will serve our tenants well, including:

- Locating the proposed development in an established and stable multi-family and condominium residential neighborhood
- Providing access via public transit (via the Washtenaw Area Value Express Bus System)
- Appropriate location for residential use near other residential uses
- Appropriate location for multi-family density
- Close proximity to the Dexter Community School District
- Good location for family affordable supportive housing units with nearby community amenities

Alternatives considered:

Avalon Housing provides affordable and supportive housing throughout Washtenaw County. With its core operations located in the City of Ann Arbor, Avalon has also worked to address identified housing needs in communities east of Ann Arbor as well as to the western portion of the County. The search for and identification of housing options in these areas has been structured in close cooperation with other partners in the housing, community development and homeless services systems. This was the context for the identification and selection of this site for this proposed development.

Avalon's partner in identifying and developing affordable and supportive housing in the communities in western Washtenaw County has been Faith in Action (FIA). Faith in Action is a community funded, faith based assistance and resource agency that has been serving those in need from a permanent location in the City of Chelsea and a temporary location in the City of Dexter. FIA's search for a permanent Dexter location to provide, a local presence and a food pantry has been ongoing for a number of years. FIA has moved through several temporary Dexter locations for its offices and food pantry, but each of these sites was ultimately not adequate for FIA's needs. They have generally been temporary and, because they were in facilities built for other uses but made available by their owners, they have not been accessible to those with disabilities nor well laid out for FIA's use. Appropriate renovation was cost prohibitive because of the temporary nature of the sites. As a result, FIA has discussed multiple sites over a number of years with other private owners, the religious community and the City of Dexter. Throughout this time, FIA's more general work in Dexter has often involved addressing the lack of affordable

housing. The removal of a number of Walkabout Creek's units from rent and income restrictions exacerbated the housing affordability challenges that FIA helped its clients navigate.

In the midst of these efforts in Dexter, in 2015 FIA and Avalon entered into a collaborative and successful partnership to provide affordable and supportive housing in Chelsea. This model helped FIA envision a joint development that would both add affordable and supportive housing units in Dexter, while addressing the agency's needs for a permanent Dexter location with a food pantry. For these reasons, the Dan Hoey site was embraced by FIA and Avalon as a location that could provide housing, offices and a food pantry.

For the City of Dexter, this process also included consideration of alternatives and a preference to use this site for the proposed development. The City has agreed to provide a portion of the larger site it owns at this location to DTE to build an anticipated future electric substation, consistent with the growth in the Dexter community and its infrastructure needs. The portion of the parcel being sold to Avalon Housing for the Hilltop View Apartments was previously considered as a site for a fire station by the City of Dexter. A committee charged with evaluating locations for the new fire station determined that the Dan Hoey site was not a preferred location for the fire station and a site recently purchased by the City of Dexter at Meadowview and Dexter-Ann Arbor Rds. is now under consideration. The City has continued the site's temporary use as a community garden, subject to the future use by DTE and others.

The City of Dexter's update to its Master Plan, adopted by City Council in November 2019, includes consideration of this parcel and its preferred use. Previously identified as a publicly owned parcel with an underlying zoning of Research and Development, the updated Plan called for the parcel to be rezoned as Village Commercial, with a specific desire "to accommodate a pending mixed use development including housing, offices and a food pantry."

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

If not developed as a multi-family affordable housing development with offices and a food pantry, as discussed above, an opportunity to meet these needs in the community will be lost, both in the immediate and long-term future, which can increase commuting pressure and the accessibility of employment opportunities for low-income households.

The community would lose this opportunity to help meet its goal of providing a vibrant and diverse residential base for the community.

Hilltop View Apartments Summary of Findings and Conclusions:

The following are the main points of analysis of the Hilltop View Apartments Rental New Construction Project:

(1) after construction and prior to occupancy all structures on the Hilltop View site will be tested for radon and if radon equals or exceeds the EPA standard the radon will be mitigated,

(2) the Hilltop View project site has high noise levels for Buildings A and B, which are the two buildings that are nearest to Dan Hoey Rd, will require noise attenuation in the wall components including the walls, windows and exterior doors and documentation will be provided when the items are installed or by the end of the project that documents that the wall components meets the Sound Transmission Class rating required in the STraCAT calculations completed by the project architect for the project,

(3) 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,

(4) the project requires a Washtenaw County Soil Erosion and Sedimentation Control permits at the Hilltop View site and this project will follow the requirements of the permits. The project complies with local plans and zoning and supports the goals and recommendations of the City of Dexter Master Plan Land Use Element, and the Washtenaw County Housing Affordability and Economic Equity Analysis related to the provision of affordable housing.

This project also provides excellent access to employment opportunities, educational and cultural facilities, commercial facilities, health care and social services, parks and open space and transportation and accessibility. Its proximity to these important community services, features and elements and access through Western Washtenaw Area Value Express bus system which also provides access to the Ann Arbor Area Transportation Authority bus routes and system as the Hilltop View site is located in close proximity to the WAVE bus route allows for access to these community services, features and elements located throughout the community and region and these characteristics make this a vital project for addressing important and urgent housing affordability needs and other community needs.

Hilltop View Apartments List of Permits to be Obtained:

- Building Permits for the site from Washtenaw County Building Inspection Department, which may include a demolition permit for the outbuildings on site;
- Washtenaw County Office of the Water Resources Commissioner, Soil Erosion Control for Soil Erosion and Sedimentation Control permits for the site;
- Part 41 Wastewater Construction Permits from the Michigan Department of Environment, Great Lakes and Energy (MI-EGLE);
- PA 399 Public Water Supply Construction Permit from MI-EGLE;
- City of Dexter Right of Way Permit.
- Permits may also be necessary from the Washtenaw County Health Department for the water well and the septic system that served the former single family farmstead home that was demolished in 2015 and the extant outbuilding appurtenant structures related to the former single family farmstead home to decommission the well and septic system.

Hilltop View Rental New Construction Project
7651 Dan Hoey Rd
Dexter, MI
Environmental Assessment, Environmental Review Record
List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

- 1) Washtenaw County Office of Community and Economic Development
- 2) Washtenaw County GIS, Washtenaw County Office of Infrastructure Management
- 3) Avalon Housing, Inc, Ann Arbor, MI
- 4) Faith In Action, Chelsea, MI and Dexter, MI
- 5) City of Dexter, MI
- 6) Cornerstone Design, Inc, Ann Arbor, MI
- 7) Macon Engineering, Chelsea, MI
- 8) Vert Verde Landscape Architecture, Plymouth, MI
- 9) Arborland Consultants, Ann Arbor, MI
- 10) Testing Engineers & Consultants, Inc., Troy, MI
- 11) ASTI Environmental, Brighton, MI
- 12) Gasser Bush Associates, Livonia, MI
- 13) OHM Advisors, Livonia, MI
- 14) Office of Washtenaw County Water Resources Commissioner, Ann Arbor, MI
- 15) Hilltop View Apartments, 7651 Dan Hoey, Dexter, Washtenaw County, MI Final Site Plan, 2/3/2020
- 16) Outline Specification, Hilltop View Apartments, Avalon Housing, Inc., Cornerstone Design, Inc, July 30, 2019
- 17) Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, ©, OpenStreetMap contributors, and the GIS User Community
- 18) Hilltop View Apartments 7651 Dan Hoey Rd, Dexter, MI Site Photolog, Washtenaw County Office of Community and Economic Development Staff site visit 8/15/2019 and 12/11/2019
- 19) Map of Airport Runway Protection Zones (also known as Clear Zones) for Ann Arbor, Willow Run and Belleville Larsen Airports, Michigan Department of Transportation Aeronautics Division
- 20) Dexter, Cackleberry Airport Information Sheet, Michigan Airport Directory, Michigan Department of Transportation Aeronautics Division
- 21) Michigan Air National Guard, Selfridge Air National Guard Base, Harrison Township, Macomb County, MI Map Information retrieved from NEPassist mapping website:
<https://nepassisttool.epa.gov/nepassist/nepamap.aspx> from the EPA
- 22) U.S. Environmental Protection Agency, NEPassist <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>
- 23) Michigan Department of Environmental Quality (MDEQ) Environmental Mapper
(<http://www.mcgi.state.mi.us/environmentalmapper/>)
- 24) John H. Chaffee Coastal Barriers Resource System Map for Michigan from the US Fish and Wildlife Service (None located in Washtenaw County)
- 25) Michigan Office of the Great Lakes Coastal Management Michigan Coastal Zone Boundary Maps List
- 26) FEMA FIRM Rate maps for floodplains, FIRM Map Panel 26161CO209E
- 27) Attainment Status for National Ambient Air Quality Standards (NAAQS) Map, Michigan Department of Environment, Great Lakes and Energy (MI-EGLE), formerly the MDEQ, July 23, 2019
- 28) Breanna Bukowski, Environmental Quality Analyst, MDEQ (now MI-EGLE) Letter to Teresa Gillotti, Washtenaw County OCED RE: Washtenaw County United States Department of Housing and Urban Development Grant Award Air Quality Analysis, October 31, 2018
- 29) Phase I Environmental Site Assessment 7651 Dan Hoey Road, Dexter, Michigan, Avalon Housing, Inc., August 29, 2019, completed by ASTI Environmental
- 30) Pre-Demolition Asbestos Containing Materials Survey – 7651 Dan Hoey Rd, Dexter, Michigan (ASTI Project No 2-11188), ASTI Environmental, February 11, 2020
- 31) HUD Office of Environment and Energy Radon Fact Sheet

- 32) U.S. Environmental Protection Agency, Envirofacts (<https://www3.epa.gov/enviro/>)
- 33) Endangered Species Act Section 7 Review Packet, Avalon Housing, Inc. Hilltop View Apartments, 7651 Dan Hoey Rd, City of Dexter, Washtenaw County, MI, November 22, 2019 Submitted to the Michigan Ecological Services Field Office, U.S. Fish and Wildlife Service, East Lansing, MI.
- 34) Protected Bat Habitat Assessment Avalon Housing, 7651 Dan Hoey Road, Dexter, Washtenaw County, Michigan, ASTI File No. 1-11188, ASTI Environmental, September 13, 2019
- 35) Verification letter for the 'Hilltop View Apartments New Construction Project, Avalon Housing, Inc.' project under the January 5, 2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-eared Bat and Activities Excepted from Take Prohibitions. Consultation Code: 03E16000-2019-TA-0940, Event Code: 03E16000-2019-E-02526, U.S. Fish and Wildlife Service, Michigan Ecological Services Field Office, East Lansing, MI, August 12, 2019
- 36) U.S. Fish and Wildlife Service, Michigan County Distribution of Federally-Listed Endangered and Threatened Species (<https://www.fws.gov/midwest/endangered/lists/michigan-cty.html>)
- 37) U.S. Fish and Wildlife Service, Species by County Report, Washtenaw County, Michigan (<https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=26161>)
- 38) U.S. Fish and Wildlife Service, IPaC Species Determinations for Hilltop View Apartments New Construction Project 7651 Dan Hoey Rd, Dexter, MI
- 39) U.S. Fish and Wildlife Service, ECOS, Mitchell's Satyr Butterfly (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=I00K>)
- 40) U.S. Fish and Wildlife Service, ECOS, Poweshiek Skippering (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=I0W1>)
- 41) U.S. Fish and Wildlife Service, ECOS, Eastern Massasauga (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=C03P>)
- 42) U.S. Fish and Wildlife Service, ECOS, Snuffbox Mussel (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=F03J>)
- 43) U.S. Fish and Wildlife Service, ECOS, Indiana Bat (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=A000>)
- 44) U.S. Fish and Wildlife Service, ECOS, Northern Long-Eared Bat (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=A0JE>)
- 45) U.S. Fish and Wildlife Service, ECOS, Eastern Prairie Fringed Orchid (<https://ecos.fws.gov/ecp0/profile/speciesProfile?scode=Q2GG>)
- 46) Northern Long-eared Bat 4(d) Rule and Private Landowners in Michigan, July 22, 2016 (<https://www.fws.gov/midwest/EastLansing/te/nleb/pdf/MINLEBFactSheet22July2016.pdf>)
- 47) Michigan Department of Natural Resources, Eastern Massasauga Rattlesnake (http://www.michigan.gov/dnr/0,4570,7-153-10370_12145_12201-32995--,00.html)
- 48) Michigan Invasive Species, Plants and Shrubs, (http://www.michigan.gov/invasives/0,5664,7-324-68002_71240_73850--,00.html)
- 49) Japanese Honeysuckle (<http://www.misin.msu.edu/facts/detail/?id=17>)
- 50) Michigan Invasive Plant Species Accounts (<http://www.misin.msu.edu/facts/>)
- 51) Michigan Natural Features Inventory, Michigan's Natural Communities, Bog (<https://mnfi.anr.msu.edu/communities/community.cfm?id=10666>)
- 52) Lake and Wetland Ecosystems, Sedge Meadows (<http://www.lakeandwetlandecosystems.com/wetland-plant-communities/sedge-meadows/>)
- 53) Michigan Natural Features Inventory, Rare Species Explorer (<https://mnfi.anr.msu.edu/explorer/species.cfm?id=15534>)
- 54) Michigan Natural Features Inventory, Rare Species Explorer, dry mesic prairie (<https://mnfi.anr.msu.edu/communities/community.cfm?id=10708>)
- 55) Michigan Natural Features Inventory, Rare Species Explorer, wet mesic sand prairie (<https://mnfi.anr.msu.edu/communities/community.cfm?id=10682>)
- 56) Michigan Natural Features Inventory, Rare Species Explorer, wet mesic prairie (<https://mnfi.anr.msu.edu/communities/community.cfm?id=10674>)
- 57) WKAR NPR Public Radio, Lansing, MI "Rare butterfly rests its wings in unique SE Michigan ecosystem,"

- Kevin Lavery, July 21, 2016 (<http://wkar.org/post/rare-butterfly-rests-its-wings-unique-se-michigan-ecosystem#stream/0>)
- 58) Letter from John Dingledine, Acting for Scott Hicks, Field Supervisor, Michigan Ecological Services Field Office, U.S. Fish and Wildlife Service, East Lansing, MI., to Terry Brinkman, Washtenaw County Office of Community and Economic Development, RE Endangered Species Act Section 7 Consultation for the Avalon Housing Hilltop View Apartments Project, Washtenaw County, Michigan No Effect Letter, December 20, 2019.
 - 59) Hilltop View Apartments 7651 Dan Hoey Rd, Dexter MI New Construction Project Determination of “No Effect” pursuant to Section 7 of the Endangered Species Act Memo from Terry R. Brinkman, Washtenaw County Office of Community and Economic Development, March 12, 2020
 - 60) HUD Acceptable Separation Distance Electronic Assessment Tool
 - 61) Michigan Department of Environmental Quality, Above Ground Storage Tanks, 2003
 - 62) Washtenaw County Office of Community and Economic Development Above Ground Storage Tanks (AST) GIS layer with ongoing updates 2019-2020 and Washtenaw County Affordable Housing GIS AST Map
 - 63) Dexter Automated Products Company, DAPCO Industries, Dexter, MI
 - 64) Dexter Fastener Technologies, Inc., Dextech, Dexter, MI
 - 65) Northern United Brewing Company, LLC, Dexter, MI
 - 66) Washtenaw County Soil Survey, USDA-NRCS
 - 67) U.S. Census Bureau, Urbanized Areas/Urban Clusters, 2010
 - 68) Washtenaw County Existing Land Use Inventory 2007 with 2020 Agricultural Land Use Updates, Washtenaw County Office of Community and Economic Development
 - 69) Hilltop View Apartments Nearest Farmland and Urbanized Area Map, Washtenaw County Affordable Housing GIS
 - 70) Michigan State Historic Preservation Office, Lansing, MI
 - 71) Map of Scio Township. Town 2. south. Range 5 east [plat], Combination atlas map of Washtenaw County, Michigan, Map Artist/Cartographer: Cyrus Wheelock, Publisher: Everts & Stewart, Date: 1874, Citation: MH 4 W319 1874 E93, p. 52, Repository: Pictorial History of Ann Arbor, Bentley Historical Library, University of Michigan Libraries, retrieved from: https://quod.lib.umich.edu/m/moaa/x-bi001548/BL001548?lasttype=boolean;lastview=thumbnail;resnum=89;size=20;start=81;subview=detail;view=entry;rgn1=moaa_all;q1=map, accessed 2/12/2020
 - 72) Washtenaw County Historic District Commission
 - 73) Washtenaw County 1940 Aerial Photography
 - 74) Washtenaw County 1960 Aerial Photography
 - 75) Washtenaw County 1966 Aerial Photography
 - 76) Washtenaw County 1979 Aerial Photography
 - 77) Washtenaw County 1984 Aerial Photography
 - 78) Washtenaw County 1990 Aerial Photography
 - 79) Washtenaw County 1998 Aerial Photography
 - 80) Washtenaw County 2005 Aerial Photography
 - 81) Washtenaw County 2010 Aerial Photography
 - 82) Washtenaw County 2015 Aerial Photography
 - 83) Google Maps, 2020
 - 84) Washtenaw County Affordable Housing GIS SHPO map of properties over 50 years old and historic buildings
 - 85) U.S. Geological Survey Dexter 7.5 Quadrangle Map
 - 86) U.S. Geological Survey Ann Arbor West 7.5 Quadrangle Map,
 - 87) Photographs of 7651 Dan Hoey, Dexter, MI property, Washtenaw County Office of Community and Economic Development, 8/15/2019 and 12/11/2019
 - 88) Hilltop View Apartments New Construction Project Avalon Housing, Inc., 7651 Dan Hoey Rd, City of Dexter, Washtenaw County, MI, Michigan SHPO Section 106 Application Packet including site photos, February 14, 2020
 - 89) State of Michigan Historic Preservation Office (SHPO) Letter to HUD RE: Hilltop View Apartments New Construction Project, 7651 Dan Hoey Rd, Dexter, Washtenaw County, MI, March 25, 2020.

- 90) Tribal Directory Assessment Tool (TDAT) found on the U.S. Department of Housing and Urban Development website (<https://egis.hud.gov/TDAT/>)
- 91) Letter to Matthew J.N. Bussler, THPO, Pokagon Band of Potawatomi Indians, Dowagiac, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 92) Letter to Joan Delabreau, Chairwoman, Menominee Indian Tribe of Wisconsin, Keshana, WI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 93) Letter to William Fisher, Chief, Seneca-Cayuga Nation, Grove, OK, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 94) Letter to Harold Frank, Chairman, Forest County Potawatomi Community, Crandon, WI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 95) Letter to Regina Gasco-Bentley, Chairperson, Little Traverse Bay Band of Odawa Indians, Harbor Springs, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 96) Letter to David Grignon, THPO, Menominee Indian Tribe of Wisconsin, Keshana, WI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 97) Letter to Diane Hunter, THPO, Miami Tribe of Oklahoma, Miami, OK, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 98) Letter to Sarah Jones, THPO, Saginaw Chippewa Indian Tribe of Michigan, Mt. Pleasant, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 99) Letter to Douglas Lankford, Chief, Miami Tribe of Oklahoma, Miami, OK, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 100) Letter to Michael Laronge, THPO, , Forest County Potawatomi Community, Crandon, WI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 101) Letter to Colleen Medicine, Cultural Repatriation Specialist, Sault Sainte Marie Tribe of Chippewa Indians, Michigan, Sault Sainte Marie, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 102) Letter to Kenneth Meshigaud, Chairperson, Hannahville Indian Community, Wilson, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 103) Letter to Aaron Payment, Chairperson, Sault Sainte Marie Tribe of Chippewa Indians, Michigan, Sault Sainte Marie, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 104) Letter to Steve Pego, Chief, Saginaw Chippewa Indian Tribe of Michigan, Mt. Pleasant, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 105) Letter to Henry Butch St. Germaine, Chairman, La du Flambeau of Lake Superior Chippewa Indians of the Lac du Flambeau Reservation of Wisconsin, Lac du Flambeau, WI RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 106) Letter to William Tarrant, THPO, Seneca-Cayuga Nation, Grove, OK, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020

- 107) Letter to John P. Warren, Chairman, Pokagon Band of Potawatomi Indians, Dowagiac, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 108) Mellissa Wiatrolik, Interim THPO, Little Traverse Bay Band of Odawa Indians, Harbor Springs, MI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 109) Letter to Melinda Young, THPO, La du Flambeau of Lake Superior Chippewa Indians of the Lac du Flambeau Reservation of Wisconsin, Lac du Flambeau, WI, RE Hilltop View Apartments New Construction Project, City of Dexter, Washtenaw County, MI (2018-19 and 2019-20 HOME Project), February 14, 2020
- 110) Letter from Matthew J.N. Bussler, THPO, Pokagon Band of Potawatomi Indians, Michigan and Indiana, Dowagiac, MI to Terry Brinkman, Washtenaw County Office of Community and Economic Development, RE Hilltop View Apartments New Construction Project, Avalon Housing, Inc. (2019-20 HOME Project) City of Dexter, Washtenaw County, MI, February 27, 2020
- 111) Letter from Diane Hunter, THPO, Miami Tribe of Oklahoma, Miami, OK, to Terry Brinkman, Washtenaw County Office of Community and Economic Development, RE: Hilltop View Apartments New Construction Project, Avalon Housing, Inc., 7651 Dan Hoey Road, Dexter, Michigan – Comments of the Miami Tribe of Oklahoma, March 13, 2020
- 112) U.S. Postal Service
- 113) U.S. Department of Housing and Urban Development, DNL Noise Calculator (<https://www.hudexchange.info/environmental-review/dnl-calculator/>)
- 114) U.S. Department of Housing and Urban Development, Sound Transmission Classification Assessment Tool (STraCAT) (<https://www.hudexchange.info/stracat/>)
- 115) HUD Noise Handbook
- 116) Ann Arbor Municipal Airport Noise Contours Map, 2009-2014
- 117) Willow Run Airport Noise Contours Map, 2012-2018
- 118) Michigan Department of Transportation
- 119) Southeast Michigan Council of Governments
- 120) Washtenaw Area Transportation Study
- 121) EPA Map of Sole Source Aquifers in Michigan
- 122) U.S. Department of Interior, U.S. Fish and Wildlife Service, National Wetland Inventory Wetland Mapper: <https://www.fws.gov/wetlands/data/mapper.html>
- 123) Map of scenic rivers from the National Wild and Scenic Rivers website: <http://www.rivers.gov/maps.html>
- 124) Nationwide Rivers Inventory, U.S. National Parks Service: <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>
- 125) Hilltop View Apartments Distance to Huron River - Nationwide Rivers Inventory Segments Map Washtenaw County Affordable Housing GIS
- 126) Code enforcement Officials
- 127) EJSCREEN: Environmental Justice Screening and Mapping Tool at www.epa.gov/ejscreen
- 128) U.S. Census Bureau
- 129) City of Dexter Master Plan, 2019 Amendment, Carlisle Wortman Associates, Inc., Ann Arbor, MI
- 130) City of Dexter Zoning Ordinance
- 131) City of Dexter Zoning Map
- 132) City of Dexter Existing Land Use Map, Dexter Master Plan, 2019 Amendment, Carlisle Wortman Associates, Inc., Ann Arbor, MI
- 133) City of Dexter Future Land Use Map, Dexter Master Plan, 2019 Amendment, Carlisle Wortman Associates, Inc., Ann Arbor, MI
- 134) City of Dexter, MI, Planning Commission Regular Meeting, Monday, October 7, 2019 Meeting Packet
- 135) City of Dexter, MI, Planning Commission Regular Meeting, Monday, November 4, 2019 Meeting Packet
- 136) City of Dexter, MI, Planning Commission Regular Meeting, Monday, October 7, 2019 Meeting Minutes
- 137) City of Dexter, MI, Planning Commission Regular Meeting, Monday, November 4, 2019 Meeting Minutes
- 138) Washtenaw County Housing Affordability and Economic Equity Analysis, 2015, czb, LLC, Alexandria, VA
- 139) Infiltration Testing for Proposed Storm Water Infiltration System 7651 Dan Hoey Road- Dexter, Michigan, Testing Engineers & Consultants, Inc., June 18, 2019

- 140) Washtenaw County Soils Map (USDA) GIS layer
- 141) Washtenaw County Topography Map GIS layer
- 142) Washtenaw County Soils Slope Map (USDA) GIS layer
- 143) Washtenaw County Erodible Soils Map GIS layer
- 144) Washtenaw County Fragile Lands Study, 1981, 1993, Washtenaw County Metropolitan Planning Commission
- 145) Washtenaw County Grading/Soil Erosion and Sedimentation Control Ordinance
- 146) DTE Energy
- 147) Enterprise Communities, Green Communities Criteria 2015
- 148) ENERGY STAR: www.energystar.gov
- 149) City of Dexter Business and Research Park:
https://www.dextermi.gov/government/departments_and_services/dexter_business_and_research_park.php
- 150) Dexter Business and Research Park, Certified Business Parks, Michigan Economic Developers Association:
<https://www.medaweb.org/locate/southeast-michigan/92-dexter-business-and-research-park>
- 151) Dexter Community Schools
- 152) Washtenaw County Public Schools Map, including Dexter Community Schools facilities
- 153) Dexter Downtown Development Authority including Dexter DDA Map
- 154) Scio Township Downtown Development Authority, including Scio Township DDA Map
- 155) City of Dexter Arts, Culture and Heritage 2019-2024 Master Plan
- 156) Dexter Area Chamber of Commerce
- 157) Hilltop View Apartments Rental Check-off List Supportive Services and Quality of Life from the Avalon Housing Hilltop View Apartments 7651 Dan Hoey Rd HOME RFP submittal for 2019 HOME RFP 7665 to Washtenaw County Purchasing
- 158) Randy Pistol, Manager of the Veolia Arbor Hills Landfill located in Washtenaw County.
- 159) Landfill Information from Veolia Arbor Hills Landfill in Salem Township, Washtenaw County, MI (mailing address Northville, MI)
- 160) Landfill Information from Wayne Disposal, Inc. Landfill in Belleville, MI
- 161) Landfill Map for Hilltop View Apartments New Construction Project
- 162) City of Dexter Trash, Recycling and Yard Waste
(https://www.dextermi.gov/government/departments_and_services/trash_recycling_and_yard_waste.php)
- 163) City of Dexter Department of Public Services and City of Dexter Water and Sewer Information from:
https://www.dextermi.gov/government/departments_and_services/water_and_sewer.php
- 164) Beauchamp, Lynne and Seth Kinker, "City of Dexter Responds to Questions on Water Quality," Sun-Times News, September 21, 2018, Chelsea, MI
- 165) Baird, Melinda and Seth Kinker, "\$5 Million Capital Improvement Plan for Dexter Wastewater Treatment Plant Well Underway," Sun-Times News, February 24, 2018, Chelsea, MI
- 166) City of Dexter Police Department and Fire Department and City of Dexter Police and Fire Protection Information from:
https://www.dextermi.gov/government/departments_and_services/police_and_fire.php
- 167) Huron Valley Ambulance from: <http://hva.org/about-us/our-service-area>
- 168) Washtenaw County Sheriff's Office
- 169) Western Washtenaw Area Value Express (W.A.V.E.) Bus System Information from W.A.V.E. website:
<http://www.ridethewavebus.org/>
- 170) Ann Arbor Area Transportation Authority (AAATA) Bus Route Map
- 171) City of Dexter Parks Map
- 172) City of Dexter Parks Department and City of Dexter Parks and Trails information from:
https://www.dextermi.gov/government/departments_and_services/parks_and_trails.php
- 173) Washtenaw County Parks and Conservation Lands Map GIS layer, Washtenaw County Parks and Recreation Commission
- 174) City of Dexter 2016 – 2021 Parks and Recreation 5-Year Master Plan
- 175) Washtenaw County Parks and Recreation Commission

- 176) Washtenaw County Bike Map
- 177) Border to Border Trail Map
- 178) Scio Township Parks and Recreation including information on the Sloan Nature Preserve from:
<https://sciotownship.org/community/parks-recreation/>
- 179) Scio Township Land Preservation Commission
- 180) Huron Clinton Metroparks, Huron Clinton Metropolitan Authority
- 181) City of Ann Arbor Greenbelt Program
- 182) Legacy Land Conservancy, Ann Arbor, MI
- 183) Webster Township Farmland and Open Space Preservation Board
- 184) Washtenaw County Drain Map GIS Layer, Washtenaw County Office of the Water Resources
Commissioner
- 185) MLive Media Group/Advance Publications, Grand Rapids, MI/Cleveland, OH