



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

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

Project Information

Project Name: Hilltop-View-Apartments-New-Construction-Project

HEROS Number: 900000010118958

Project Location: 7651 Dan Hoey Rd, Dexter, MI 48130

Additional Location Information:

This project is located on the east property parcel of 7651 Dan Hoey Rd, Dexter, MI 48130

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

The proposed Hilltop View 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. This project includes the demolition of 4 outbuilding appurtenant structures affiliated with a former single family residential farmstead structure that was demolished in 2015 located on the property parcel located at 7651 Dan Hoey Rd in the City of Dexter; the proposed new construction after demolition and clearance of existing structures on the property consist of 4 2-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 1, 2 and 3 bedroom in townhouses and up down flats will be constructed. 9 of the units will be supportive housing with vouchers through MSHDA. The remaining units would be rented to households under 50 percent or 60 percent of area median income. 6 of the units will be supportive housing for Veterans as VASH vouchers from the Ann Arbor Housing Commission from the U.S. Veterans Affairs. The units will provide a mix of 6 one bedroom flats, 10 2 bedroom flats and 8 3 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 properties. The property will be purchased from the City of Dexter, which is the current owner of the property after approval of funding. The 4 multifamily residential structures and the 1 additional building for the 2 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 ft front setback, a 24.20 ft rear setback, a 51.70 ft side west setback and a 10.03 ft 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 consist of 4 2-story multi-family buildings and 1 additional 2-story building providing 2 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. Approximately 42 existing trees will be removed which are all located in or near the footprint of 4 2-story multi-family buildings and 1 additional 2-story building providing 2 residential units, a community center, service areas for the residents.

Funding Information

Grant Number	HUD Program	Program Name
M-18-UC-26-0220	Community Planning and Development (CPD)	HOME Program
M-19-UC-26-0220	Community Planning and Development (CPD)	HOME Program
MI064VO0282	Public Housing	Project-Based Voucher Program
MSHDA CFDA 14.871	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded Amount: \$290,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$8,498,372.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	A phase I ESA was conducted by ASTI Environmental on August 28, 2019 (attached). The Phase I ESA revealed no evidence of recognized environmental conditions RECs in connection with the property. The results of the asbestos containing materials survey for this property revealed that there are no asbestos containing materials identified in any of the four buildings (outbuildings) present on site at this property. A radon gas mitigation system will be installed at the property and the property will be retested for radon after the radon mitigation system is installed and will meet the EPA recommended radon levels of less than 4.0 pCi per L standard and the radon testing.

<p>Noise Abatement and Control</p>	<p>Noise mitigation is required for both Building A and Building B, as the current and future DNL for both buildings exceed the 66 DNL level requirement. The HUD Sound Transmission Classification Assessment Tool STraCAT was used to determine the noise attenuation for the building walls on the north sides of both buildings directly facing Dan Hoey Rd and for the west and east walls of both buildings for the Hickory Way site to bring the noise levels within acceptable levels for interiors. The noise attenuation necessary for Building A for the north, west and east walls to bring the levels to below 45 dB at the Hilltop View Site was found to be 23 Sound Transmission Class STC for casement windows, 23 STC for insulated fiberglass exterior doors, French doors and sliding exterior doors and 35 STC for the insulated walls with 2 inch x 6 inch studs and 24 inch o.c., while the actual combined attenuation for the wall components was found to be 26.286 dB. The noise attenuation necessary for Building B for the north, west and east walls to bring the levels to below 45 dB at the Hilltop View Site was found to be 23 Sound Transmission Class STC for casement windows, 23 STC for insulated fiberglass exterior doors, French doors and sliding exterior doors and 35 STC for the insulated walls with 2 inch x 6 inch studs and 24 inch o.c., while the actual combined attenuation for the wall components was found to be 26.7069 dB. The wall components bring noise levels to acceptable interior standards of below 45 dB. See Hilltop View STraCAT 3 25 20 calculations for Building A and Building B including for the north, west and east walls for both buildings.</p>
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>Soil, Grading/Soil Erosion and Sedimentation Control: Compliance with Washtenaw County ordinance. Soil Engineering: Site will be engineered to reduce limitations of the soil conditions on the buildings. Engineer will be present to observe the soils in the footing excavations prior to concreting to test the soils for the required bearing capacities and for testing to check that suitable materials are being used for controlled fills and that they are properly placed and compacted. Stormwater Detention System Engineering: Stormwater Detention System will be engineered to Washtenaw County Office of Water Resources Commissioners Requirements.</p>
<p>Permits, reviews, and approvals</p>	<p>Building Permits for the site from Washtenaw</p>

	<p>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); Act, 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.</p>
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Mitigation Plan

See Hilltop View Apartments Mitigation Plan attached.

[Mitigation Plan for Hilltop View Apartments.pdf](#)

Determination:

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

Preparer Signature:  Date: 4/7/2020

Name / Title/ Organization: Terry R. Brinkman / / WASHTENAW COUNTY

Certifying Officer Signature:  Date: 4/8/2020

Name/ Title: Teresa Gillotti, Director, Washtenaw County Office of Community & Economic Development

Note: This ERR was signed digitally due to office closure stemming from the COVID-19 pandemic.

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