

NOTICE TO PUBLIC OF INTENT TO REQUEST FOR RELEASE OF FUNDS

June 14, 2020

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

This notice is for activities to be undertaken by Habitat for Humanity International and Habitat for Humanity of Huron Valley.

Habitat for Humanity International
 322 West Lamar Street
 Americus, GA 31709-3543
 1-800-HABITAT

Habitat for Humanity of Huron Valley
 2805 S. Industrial Highway, Suite 100
 Ann Arbor, MI 48104
 (734) 677-1558

REQUEST FOR RELEASE OF FUNDS

On or about **June 24, 2020**, Washtenaw County will authorize Habitat for Humanity International and Habitat for Humanity of Huron Valley to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 2019 Self-Help Homeownership Opportunity Program (SHOP 2019) funds under section 11 of the Housing Opportunity Program Extension Act of 1996 (42 U.S.C. 12805), as amended, to undertake a project known as Habitat for Humanity of Huron Valley Acquisition, Rehabilitation, and Resale of Single Family Homes in Washtenaw County as listed below for the purpose of acquiring, rehabilitating and resale of ten existing single family residential homes located at the following addresses to be sold to low income households who earn 30% to 80% of Area Median Income:

Property Address	Community	Zip Code	Parcel Identification Number
359 Oregon Street	Ypsilanti Township	48198	K -11-11-280-021
363 Oregon Street	Ypsilanti Township	48198	K -11-11-280-022
523 Nash Avenue	Ypsilanti Township	48198	K -11-11-407-002
530 Browning Street	Ypsilanti Township	48198	K -11-03-480-003
641 Greenlawn Street	Ypsilanti Township	48198	K -11-11-362-032
893 Nash Avenue	Ypsilanti Township	48198	K -11-11-490-025
1104 Parkwood Avenue	Ypsilanti Township	48198	K -11-10-436-010
1181 Hull Avenue	Ypsilanti Township	48198	K -11-15-116-017
1622 Wiard Boulevard	Superior Township	48198	J -10-35-451-012
2754 Appleridge Street	Ypsilanti Township	48198	K -11-01-205-025

The following provides the sources of funding for each property for this project:

Property Address	SHOP 2019 Funds	Donated Materials & Professional Labor	Habitat General Fundraising	Total Budget
359 Oregon Street	\$14,625.00	\$7,000.00	\$113,375.00	\$135,000.00
363 Oregon Street	\$14,600.00	\$7,000.00	\$108,400.00	\$130,000.00
523 Nash Avenue	\$18,108.00	\$10,000.00	\$121,892.00	\$150,000.00
530 Browning Street	\$23,386.00	\$10,000.00	\$126,614.00	\$160,000.00
641 Greenlawn Street	\$17,113.00	\$10,000.00	\$112,887.00	\$140,000.00
893 Nash Avenue	\$16,515.00	\$7,000.00	\$116,485.00	\$140,000.00
1104 Parkwood Avenue	\$18,803.00	\$10,000.00	\$91,197.00	\$120,000.00
1181 Hull Avenue	\$17,798.00	\$10,000.00	\$97,202.00	\$125,000.00
1622 Wiard Boulevard	\$16,800.00	\$7,000.00	\$101,200.00	\$125,000.00
2754 Appleridge Street	\$15,000.00	\$7,000.00	\$103,000.00	\$125,000.00
Totals	\$ 172,748	\$85,000	\$1,092,252	\$1,350,000

This publication is for the notice to the public of intent to Request for Release of Funds (NOI-RROF) of \$172,748.00 of SHOP 2019 funding. The \$172,748.00 of SHOP 2019 funding is from grants awarded to Habitat for Humanity International from the U.S. Department of Housing and Urban Development (HUD). The SHOP 2019 funds will be used to acquire each of these 10 single family residential properties. In all Ten of these locations there are no more than two of the other 9 homes that are being acquired with the funding in this request for release of funds that are located within 2,000 feet from each home.

Homes will be rehabilitated using donated money and materials, and through the work of professional tradespeople along with volunteers including Habitat for Humanity of Huron Valley partner families (future

homeowners) who will contribute 300 hours per adult in the construction work on their homes or another Habitat home being rehabbed. This project of acquiring, rehabilitating and reselling these 10 homes will provide quality single family homes that are brought up to code to 10 families that qualify with Habitat for Humanity and who are in need, as well as to maintain the quality and stability of the local neighborhoods in which they are located.

Noise studies were recently performed by the Washtenaw County Office of Community and Economic Development for the 10 properties. Noise mitigation is required for 641 Greenlawn St as the current and future Day-Night Average Sound Level (DNL) for this residential structures exceed the 66 DNL level requirement. Noise Attenuation Measures will be implemented during construction to meet noise requirements for this residential home and will meet the Noise Attenuation requirements developed for this property using the HUD Sound Transmission Classification Assessment Tool.

For each home, a lead-based paint inspection will be completed prior to the rehab work. The lead-based paint inspections will be completed according to HUD's Guidelines for the Evaluation and Control of Lead Based Paint in Housing. If lead-based paint is found on the property, the applicable abatement or interim control measures for the lead-based paint that is above HUD and EPA standards according to 24 CFR Part 35 and 40 CFR Part 745 will be followed. A lead-based paint clearance certification will be completed prior occupancy of each home that requires lead-based paint abatement or interim controls.

If renovation activities include disturbance of any asbestos containing materials at any of the 10 homes, the asbestos containing materials will be removed by a licensed abatement contractor prior to disturbance to minimize the risk of fiber release and National Emission Standards for Hazardous Pollutants (NESHAP) guidelines for asbestos, as outlined in Title 40 of the Code of Federal Regulations, Part 61, Subpart M will be followed.

Each property will be tested for radon. If the radon levels are at or above 4.0 pCi/L, a radon mitigation system will be installed at the home and a post mitigation radon test will be completed. Each of the 10 properties will successfully test below 4.0 pCi/L before they are occupied. The properties will follow the guidelines outlined in HUD Office of Environmental and Energy Radon Fact Sheet.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA). An Environmental Review Record (ERR for the project that includes all 10 properties 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/3124/Environmental-Review-for-Upcoming-Projec.

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 **June 22, 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 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 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 in Detroit, MI, at the following email address:

CPD_COVID19OEE-DET@hud.gov. The physical address of the Detroit Field Office of HUD is the 16th and 17th Floor, Patrick V. McNamara Building, 477 Michigan Avenue, Detroit, Michigan 48226, however,

all objections should be sent to the email address in the previous sentence. No objection received after **July 9, 2020**, which is an estimated date, will be considered by HUD. Potential objectors should contact HUD to verify the actual last day of the objection period.

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