

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

August 5, 2021

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:

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

**REQUEST FOR RELEASE OF FUNDS**

On or about **August 25, 2021**, Washtenaw County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 2020 and 2021 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 Family Unification Program Project Based Vouchers (FUP PBV) under section 8 of the of the United States Housing Act of 1937 (42 U.S.C. 1437f) and under the Housing Opportunity Through Modernization Act of 2016 (HOTMA) (42 U.S.C. 1437, Public Law 114-201), to undertake a project known as The Grove at Veridian Rental New Construction Project located at 2270 Platt Rd in the City of Ann Arbor, in the amount of \$750,000 of 2020 HOME funds and \$725,000 of 2021 HOME funds. There is a total of ten (10) Family Unification Program Project Based Vouchers (FUP PBV) for The Grove at Veridian Rental New Construction and the dollar amount from these vouchers is likely to vary annually. An estimated amount for the Family Unification Program Project Based Vouchers (FUP PBV) allocated to The Grove at Veridian s is \$121,800 per year. These FUP PBV Project Based Vouchers were awarded to the project through HUD through the AAHC.

The proposed The Grove at Veridian Rental New Construction Project consists of the construction of 50 new residential units on the northern 4.68-acre parcel of the property located at 2270 Platt Rd, in the City of Ann Arbor, MI. This project includes the demolition and removal of approximately 17,362 square feet of pavement and 8,306 square feet of graveled area and the pavement and gravel area were parking lots, entrance lanes and driveways of the former Washtenaw County juvenile detention site that was demolished in 2014; the proposed new construction after demolition and clearance of parking lots, entrance lanes and driveways on the property consist of eight (8) two-story multi-family buildings and one additional one-story building that will be a community center. A total of 50 residential units will be provided on site, specifically providing affordable and supportive housing on-site including one-, two-, three-, and four bedroom in townhouses and up/down flats will be constructed. Avalon Housing anticipates that thirty of the residential units will be supportive housing. The remaining residential units would be rented to households at or below 60% of area median income. Ten (10) of the units will be supportive housing with vouchers as FUP PBVs through Ann Arbor Housing Commission. The units will provide a mix of fourteen (14) one bedroom flats, ten (10) two bedroom flats, eight (8) three bedroom flats, twelve (12) three bedroom townhomes and six (6) four bedroom townhomes. The units will include meeting accessibility and visitability standards. The development has been planned to provide 75 parking spaces (including 10 ADA compliant parking spaces), ingress and egress into the and out of the property, storm water management facilities, including pervious pavers, rain gardens, large vegetative spaces, underground stormwater detention systems, utilize existing bio retention areas and Best Management Practices will be implemented; and pedestrian connections and all other site elements. The site has been oriented to provide pedestrian movement by constructing a complete sidewalk network that connects not only the buildings to parking areas but also to open green space, a playground and preserved natural areas throughout the site.

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 Washtenaw County, 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 eight multifamily residential structures and the one additional building for the community center will have 28,030 square feet of building area. The height of the buildings will be at or under 29 feet. The buildings have a 14.4 feet front setback, a 40 feet rear setback, a 20.12 feet north side setback and a 20.47 feet south side setback. The disturbed area consists of the area to build the proposed new construction after demolition and clearance of existing parking lots, entrance lanes and driveways and consists of eight two-story multi-family buildings and one a community center building, the 75 parking spaces in a parking lot that exists in the northeast, northwest, southwest, south central and center portions of the property and the underground detention system underneath the site is located in five different areas throughout the site and other stormwater management facilities as well as landscaping. The storm water management system will include the following located throughout the site: pervious pavers, rain gardens, large vegetative spaces, underground stormwater detention systems, utilize existing bio retention areas and Best Management Practices will be implemented. The ground disturbance will occur throughout the site. Approximately 24 existing trees will be removed which are all located in or near the footprint of eight two-story multi-family buildings and one building for the community center.

The proposed redevelopment will result in 50 residential units, 10 of which will receive Section 8 Family Unification Program Project-Based Vouchers ("PBV") subsidies from HUD through the AAHC. The project will include fourteen (14) one bedroom units; ten (10) two bedroom- units; twenty (20) three bedroom units and six (6) four bedroom units. The proposed The Grove at Veridian 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 and removal of asphalt and gravel parking lots and the clearance of the site and the construction of eight new 2-story multi-family residential buildings and one, a community center building, that combined include 50 residential units, a structure with a community center, 75 parking spaces, stormwater detention system, sidewalks, bicycle parking and a playground on site. The project will incorporate Enterprise Green Communities Criteria (2015 and/or 2020 versions) 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 \$17,461,058.

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 nine 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 one residential building nearest to Platt Rd, which is known as Building A, as the current and future Day-Night Average Sound Level (DNL) for this one residential building 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.

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 City of Ann Arbor Soil Erosion Control requirements 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 City of Ann Arbor Grading/Soil Erosion Control Ordinance (Chapter 63). 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-RRF).

### **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](mailto:brinkmat@washtenaw.org). The ERR can also be accessed online at the following website [www.washtenaw.org/oced](http://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 **August 20, 2021**. 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 in Detroit, MI, at the following email address: [CPD\\_COVID19OEE-DET@hud.gov](mailto:CPD_COVID19OEE-DET@hud.gov). The physical address of the Detroit Field Office of HUD is the 16<sup>th</sup> and 17<sup>th</sup> 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 **September 9, 2021** will be considered by HUD or 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