

## NOTICE TO PUBLIC OF INTENT TO REQUEST FOR RELEASE OF FUNDS

May 5, 2022

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

### REQUEST FOR RELEASE OF FUNDS

On or about **May 17, 2022**, Washtenaw County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) Program Income Funding under Title I of the Housing and Community Development Act of 1974 as amended, to undertake a project known as 100-102 Glendale, 112-114 Glendale and 1911-1913 Dexter Ave Rental Rehab Project located at 100-102 Glendale Dr., 112-114 Glendale Dr. and 1911-1913 Dexter Ave. in the City of Ann Arbor, in the amount of \$249,530 of Community Development Block Grant (CDBG) Program Income funding.

This project consists of the rehabilitation of three existing multi-family residential structures that each contain 2 residential apartment units per property address for a total of 6 residential apartment units. Avalon Second Nonprofit Housing Corporation owns the properties located at 100-102 Glendale Dr and 112-114 Glendale Dr and Avalon Housing, Inc. owns the property located at 1911-1913 Dexter Ave. Avalon acquired the three properties in 2017. The purpose of this project is to provide quality affordable permanent supportive housing units for low-income households in need. Three of these six units will be supportive housing for households who are homeless or have a special need and with incomes at or below 30% Area Median Income (AMI) and three of these six units will be affordable permanent supportive housing for households with incomes at or below 50% AMI. Two of these six units will be targeted to persons who are homeless or have a disability.

The 100-102 Glendale Dr is an existing duplex residential property located at 100-102 Glendale Drive, Ann Arbor, MI 48103. The 112-114 Glendale Dr is an existing duplex residential property located at 112-114 Glendale Drive, Ann Arbor, MI 48103. The 1911-1913 Dexter Ave. is an existing duplex residential property located at 1911-1913 Dexter Ave, Ann Arbor, MI 48103. The properties are maintained well. However, a number of systems and building components are at or approaching the end of their useful lives and substantive capital needs are anticipated in the coming years. The total estimated development costs for the project are \$544,530.

The proposed project shall include, but not be limited to interior and exterior renovations and include repair masonry, painting of exterior siding, re-roofing shingles, installing gutters and downspouts, the installation of a fence, replacement of the windows and exterior doors, as well as interior renovations including paint, drywall repair, HVAC replacement including an air conditioner, added insulation and weatherization, replacement of existing flooring, ceramic tile repair, replacement of cabinets and countertops, new plumbing fixtures, new range hoods, new appliances, venting, new window coverings, installation of ceiling fans, energy efficient lighting, new smoke detectors with carbon monoxide combination feature, installation of hot water heaters, upgrades to the electrical in all units, the installation of radon mitigation systems and the removal of a tree stump.

Asbestos-Containing Materials Inspections and radon testing for 100-102 Glendale, 112-114 Glendale, and 1911-1913 Dexter was completed in March, 2022 by TEG Environmental Services, Inc, who was hired by Avalon Housing, Inc. The Asbestos-Containing Materials (ACM) Inspections revealed that the 112 Glendale residential unit contains asbestos containing materials, specifically 12 inch by 12 inch light colored floor tile that is non-friable and is in good condition. The asbestos containing materials will either have an Asbestos Operation and Maintenance Plan completed for the 112 Glendale unit of the 112 114 Glendale residential duplex building for the ACM on the property or the floor tile that tested positive for the presence of asbestos in both bedrooms at the 112 Glendale unit will be abated and will follow the National Emission Standards for Hazardous Pollutants (NESHAP) for Asbestos as outlined in Title 40 of the Code of Federal Regulations, Part 61, Subpart M and also the Occupational Safety and Health Administration (OSHA) Construction Asbestos Standard as outlined in 29 CFR 1926.1101.

The radon tests completed by TEG Environmental Services, Inc. revealed that both 1911 Dexter and 1913 Dexter had pre rehab radon levels that were either at or exceeded the EPA radon standard action level of 4.0 pCi/L or above. Radon mitigation systems will be installed each in both the 1911 Dexter Ave. residential unit and the 1913 Dexter Ave. residential units and post-mitigation radon tests will be conducted in both residential units to determine the level of radon of the structure. The structure will meet the EPA standard action level for radon of less than 4.0 pCi/L for radon levels prior to occupancy of both residential units of the structure and the project will meet the requirements of HUD's Office of Environment and Energy's 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) 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 **May 12, 2022**. 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\\_COVID-19OEE-DET@hud.gov](mailto:CPD_COVID-19OEE-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 **June 1, 2022** 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