



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

110 N. Fourth Avenue · Suite 300
Ann Arbor · MI 48104
Phone|734.622.9025 Fax|734.622.9022
Website|www.ewashtenaw.org/oced

Date: February 27, 2014

To: Community Leaders, Environmental Officers & Coordinating Agencies

TRB From: **Terry R. Brinkman**, Community & Economic Development Data Specialist, Washtenaw County Office of Community and Economic Development

RE: Green Baxter Court Rental Rehabilitation Project, 1701-1747 Green Road, Ann Arbor by the Ann Arbor Housing Commission and Norstar Development USA, L.P. – Environmental Notice of Finding of No Significant Impact (FONSI) and Request for Release of Funds (RROF) from HUD Notice

Attached you will find a copy of the Notice of Request for Release of Funds and Notice of Finding of No Significant Impact on the Environment for the Green Baxter Court Rental Rehabilitation Project, 1701-1747 Green Road, Ann Arbor by the Ann Arbor Housing Commission and Norstar Development USA, L.P. using \$308,240 of 2013-14 CDBG funding. This notice, which is required by the U.S. Department of Housing and Urban Development (HUD), describes the rental rehabilitation project in the City of Ann Arbor.

The notice will be posted in the printed edition of *Ann Arbor News* on February 27, 2014 and sent directly to various local units of government, non-profit agencies, community leaders and environmental agencies. Please contact me if you have questions or comments about this notice or the projects included at (734) 622-9021 or brinkmat@ewashtenaw.org.

Thanks.

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

February 27, 2014

Washtenaw County
110 N. 4th Ave., Suite 300, P.O. Box 8645
Ann Arbor, MI 48107-8645
(734) 622-9025

REQUEST FOR RELEASE OF FUNDS

On or about **March 19, 2014**, Washtenaw County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 2013-14 Community Development Block Grant (CDBG) Funds under the Housing and Community Development Act of 1974, as amended, to undertake a project known as Green Baxter Court Rental Rehabilitation Project located at 1701-1747 Green Road in the City of Ann Arbor. 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-RROF) for a total Request for Release of Funds (RROF) of \$308,240 of 2013-14 CDBG funding.

Green Baxter Court is an existing multi-family residential development located at 1701-1747 Green Road, Ann Arbor, MI 48105 and consists of twenty-three (23) residential units located in four multi-family residential buildings and includes a community center. The redevelopment of the twenty-three (23) rental units at Green Baxter Court is a part of revitalization effort underway by the Ann Arbor Housing Commission (AAHC) to ensure the long term preservation of their public housing portfolio. Because of the diminishing levels of federal funds, AAHC has elected to participate in the HUD Rental Assistance Demonstration Project (RAD) as a means to renovate its public housing units to ensure that the existing units are not lost to the community.

AAHC and Norstar Development USA, L.P. are co-developers for Green Baxter Court Rental Rehabilitation Project. The AAHC intends to convert these public housing units to project-based Section 8 vouchers via participation in HUD's Rental Assistance Demonstration Program ("RAD"). The total estimated development costs for the project are \$3,000,000.

The proposed project shall include, but not be limited to replacement/repair of electrical and plumbing systems and components; replacement of obsolete appliances, common area light fixtures; cosmetic unit upgrades to units including painting, cabinetry, and window coverings; remediation of all existing conditions outlined in the Baseline Environmental Assessment (BEA) and environmental surveys developed for the property; and upgrades to sidewalks and landscaping.

On Wednesday, January 8, 2014 at 4:00 a.m. a fire broke out at the Green-Baxter Court public housing site, specifically at the 1735-1745 Green Rd building. The six families that lived in this residential structure are currently staying in a hotel until the Ann Arbor Housing Commission can relocate them to permanent housing. The buildings were covered by insurance and they will be rebuilt as part of the Ann Arbor Housing Commission's property redevelopment plan so that these affordable housing units are not permanently lost in the community. The total estimated development costs include the costs to rebuild this building.

FINDING OF NO SIGNIFICANT IMPACT

Washtenaw County has prepared an Environmental Review Record (ERR) for the aforementioned project 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 projects 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 projects, whether beneficial or adverse are such that there will be no significant effect on the environment. An Environmental Review Record of the described activities has been made by Washtenaw County, which documents the environmental review of the activities and project and more fully sets forth the reasons why such Statement is not required. The project is identified as environmentally assessed and an Environmental Assessment was prepared. The Environmental Review Record is on file in the Washtenaw County Office of Community and Economic Development, 110 N. Fourth Avenue, Ann Arbor, MI 48107, and is available for public examination and copying, upon request during the weekday hours of 8:30 AM to 5 PM. No further environmental review of activities is proposed to be conducted, prior to the release of Federal funds.

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 **March 14, 2014**. 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 Verna J. McDaniel in her official capacity as County Administrator; 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, 15th Floor, Patrick V. McNamara Building, 477 Michigan Avenue, Detroit, Michigan 48226. No objection received after **April 3, 2014** will be considered by HUD.

Verna J. McDaniel, County Administrator
220 N. Main
P.O. Box 8645
Ann Arbor, MI 48107