



## OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

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COMMUNITYACTION

**Date:** September 6, 2012

**To:** Community Leaders, Environmental Officers & Coordinating Agencies

**From:** Terry R. Brinkman, Community & Economic Development Data Specialist, Washtenaw County/City of Ann Arbor Office of Community and Economic Development

**RE: Habitat for Humanity 12 Properties Self-Help Homeownership Opportunity Program (SHOP) Environmental Notice of Finding of No Significant Impact and Request for Release of Funds 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 Twelve (12) Habitat for Humanity of Huron Valley projects to be funded with the 2011 Self-Help Homeownership Opportunity Program (SHOP) funding that was recently awarded to Habitat for Humanity of Huron Valley through Habitat for Humanity International from the U.S. Department of Housing and Urban Development (HUD). This notice describes the projects proposed by Habitat for Humanity of Huron Valley for these 12 properties.

The notice will be posted in the Washtenaw Legal News on September 6, 2012 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](mailto: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**

September 6, 2012

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

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Habitat for Humanity International and Habitat for Humanity of Huron Valley.

Habitat for Humanity International  
121 Habitat Street  
Americus, GA 31709-3498  
1-800-HABITAT

Habitat for Humanity of Huron Valley  
170 Aprill Drive, Suite A  
Ann Arbor, MI 48103  
(734) 677-1558

**REQUEST FOR RELEASE OF FUNDS**

On or about **September 24, 2012**, 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 2011 Self-Help Homeownership Opportunity Program (SHOP) 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 Twelve Single Family Homes in Washtenaw County as listed below for the purpose of acquiring, rehabilitating and resale of twelve existing single family residential homes located at the following addresses to be sold to low income households who earn 30% to 60% of Area Median Income:

Property Address	Community	Zip Code	Parcel Identification Number	Neighborhood
1038 Gault,	Ypsilanti Township	48198	K -11-15-135-033	Nancy Park/Gault Village
1071 Lester	Ypsilanti Township	48198	K -11-15-108-011	Nancy Park/Gault Village
1116 Parkwood	Ypsilanti Township	48198	K -11-10-436-008	-
1216 Jay	Ypsilanti Township	48198	K -11-15-285-023	Nancy Park/Gault Village
1244 Lester	Ypsilanti Township	48198	K -11-15-112-005	Nancy Park/Gault Village
1314 Rue Willette	Ypsilanti Township	48198	K -11-03-161-128	-
1391 Hull	Ypsilanti Township	48198	K -11-15-186-047	Nancy Park/Gault Village
1550 Arthur	Ypsilanti Township	48198	K -11-15-430-009	Nancy Park/Gault Village
1600 Margarita	Ypsilanti Township	48198	K -11-15-406-023	Nancy Park/Gault Village
2143 Merrill	Ypsilanti Township	48197	K -11-40-351-018	-
2826 Northlawn	Ypsilanti Township	48197	K -11-06-350-005	-
2930 Verle	Ann Arbor	48108	09-12-10-100-018	-

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

Property Address	SHOP 2011 Funds	Washtenaw County 2009-10 HOME ADR Funds	Washtenaw County 2012-13 HOME DPA Funds	MSHDA HOME DPA Funds**	Ypsilanti Township General Funds	Donated Materials and Professional Labor	Habitat General Fund-raising	Total Budget
1038 Gault	\$14,900	-	-	\$12,000*	-	\$12,300	\$60,800	\$100,000
1071 Lester	\$14,900	\$60,000	-	\$12,000*	-	\$12,300	\$800	\$100,000
1116 Parkwood	\$14,900	-	-	\$12,000^	-	\$12,300	\$60,800	\$100,000
1216 Jay	\$14,900	-	-	\$12,000^	-	\$12,300	\$60,800	\$100,000
1244 Lester	\$14,900	-	-	\$12,000*	\$45,000	\$12,300	\$15,800	\$100,000
1314 Rue Willette	\$14,900	-	\$16,500	\$12,000*	-	\$12,300	\$44,300	\$100,000
1391 Hull	\$14,900	-	-	\$12,000*	\$45,000	\$12,300	\$15,800	\$100,000
1550 Arthur	\$14,900	-	-	\$12,000^	-	\$12,300	\$60,800	\$100,000
1600 Margarita	\$14,900	\$55,000	-	\$12,000*	-	\$12,300	\$5,800	\$100,000
2143 Merrill	\$14,900	-	-	\$12,000^	-	\$12,300	\$60,800	\$100,000
2826 Northlawn	\$14,900	-	\$16,500	\$12,000*	\$45,000	\$11,600	\$0	\$100,000
2930 Verle	\$14,900	-	-	\$12,000^	-	\$12,300	\$60,800	\$100,000
<b>Total from Sources</b>	<b>\$178,800</b>	<b>\$115,000</b>	<b>\$33,000</b>	<b>\$144,000**</b>	<b>\$135,000</b>	<b>\$146,900</b>	<b>\$447,300</b>	<b>\$1,200,000</b>

\*= MSHDA 2012-13 HOME DPA funds (Total: \$84,000)

^= MSHDA 2013-14 HOME DPA funds (Total: \$60,000)

\*\*= Total equals both MSHDA 2012-13 DPA funds and MSHDA 2013-14 HOME DPA funds

Seven (7) of these 12 single-family residential homes are located in the Nancy Park/Gault Village Neighborhood (as listed above) of Ypsilanti Township. Four (4) of these 12 single-family residential homes are located elsewhere in Ypsilanti Township, and one (1) of these 12 single-family homes is located in the City of Ann Arbor, and these 5 single-family homes are all located more than 2,000 feet apart from each other and from the 7 homes located in the Nancy Park/Gault Village Neighborhood. The 2011 SHOP funds will be used to acquire each of these 12 single family residential properties.

Homes will be rehabilitated using donated money and materials, in some cases Washtenaw County 2009-10 HOME Acquisition-Development-Resale (ADR) Funds, in some cases Ypsilanti Township General Funds, 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. Down Payment Assistance (DPA) will be provided to assist homebuyers with the purchase each of these 12 homes through Michigan State Housing Development Authority (MSHDA) 2012-13 HOME funding and 2013-14 HOME funding, and in two cases, additional DPA funding will be provided from Washtenaw County 2012-13 HOME funding. This project of acquiring, rehabilitating and reselling these 12 homes will provide quality single family homes that are brought up to code to 12 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, including the Nancy Park/Gault Village Neighborhood.

Noise studies were recently performed by the Washtenaw County Office of Community and Economic Development for the 12 properties. Noise mitigation is required for 1038 Gault and 1071 Lester, as the current and future Day-Night Average Sound Level (DNL) for those two residential structures exceed the 66 DNL level requirement. Noise Attenuation Measures will be implemented during construction to meet noise requirements for 1038 Gault Drive and 1071 Lester Avenue and are the Noise Mitigation Standards that Washtenaw County Office of Community and Economic Development uses for residential projects.

#### **FINDING OF NO SIGNIFICANT IMPACT**

Washtenaw County has prepared Environmental Review Records (ERR) for the aforementioned projects and has determined and gives notice that the projects 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 projects 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. Environmental Review Records of the described activities have been made by Washtenaw County, which documents the environmental review of the activities and projects and more fully sets forth the reasons why such Statement is not required. Each project is identified as categorically excluded or environmentally assessed. The Environmental Review Records are on file in the Washtenaw County Office of Community and Economic Development, 110 N. Fourth Avenue, Ann Arbor, MI 48107, and are 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 **September 21, 2012**. 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, Habitat for Humanity International and Habitat for Humanity of Huron Valley 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 **October 9, 2012** will be considered by HUD.