



OFFICE OF COMMUNITY &  
ECONOMIC DEVELOPMENT

*Collaborative solutions for a promising future*

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**Date:** June 25, 2015

**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: Arbordale Apartments Rental Housing Rehabilitation Project by Avalon Housing and 2014 and 2015 Single Family Rehabilitation in Washtenaw County Urban County Jurisdictions Program – Finding of No Significant Impact (FONSI) on the Environment and Notice to Public of Intent to Request for Release of Funds (RROF) from HUD Notice**

Attached you will find a copy of the Notice of Finding of No Significant Impact on the Environment and the Notice of Request for Release of Funds for the Arbordale Apartments Rental Housing Rehabilitation Project by Avalon Housing to be funded by 2013-, 2014-, and 2015- Home Investment Partnerships Program (HOME) funding and Single Family Rehabilitation in Washtenaw County Urban County Jurisdictions Program to be funded with 2014- and 2015- Community Development Block Grant (CDBG) funding. This notice describes both projects.

The notice will be posted in the Ann Arbor News on June 25, 2015 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) 544-2985 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**

June 25, 2015

Washtenaw County  
415 W. Michigan Ave., Suite 2200, P.O. Box 915  
Ypsilanti, MI 48197  
(734) 544-6747

**REQUEST FOR RELEASE OF FUNDS**

On or about **July 14, 2015**, Washtenaw County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the following three projects:

1. For the release of 2013, 2014, and 2015 Home Investment Partnerships Program (HOME) Funds under Title II of the National Affordable Housing Act of 1990, as amended, to undertake a project known as Arbordale Apartments Rental Housing Rehabilitation Project located at 1010-1020-1030 Arbordale Street in the City of Ann Arbor, in the amount of \$130,000 of 2013 HOME funding, \$155,000 of 2014 HOME funding and \$130,000 of 2015 HOME funding.

Arbordale Apartments is an existing multi-family residential development located at 1010-1020-1030 Arbordale St., Ann Arbor, MI 48103 and consists of thirty-nine (39) residential units located in three multi-family residential buildings and includes a community center. The three structures are in overall good condition. The property is 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 \$5,124,928.

The proposed project shall include, but not be limited to sanitary sewer improvements, replace existing concrete walks and driveway, brick façade improvements, re-roof existing roofs, replace exterior stairs, add insulation, replace windows, install exterior lighting, retaining wall improvements, new flooring, replace exterior doors and interior doors, replace cabinets, replace appliances, HVAC improvements, replace bathroom fixtures, replace bathroom surfaces, electrical improvements, renovate interior of community center, install security cameras, and internet/wifi installation. This proposal includes a change of ownership. The new owner will be Arbordale Apartments 2014 Limited Dividend Housing Association Limited Partnership. Avalon Housing, Inc. has 100% control of the general partner in the new entity.

2. For the release of 2014 Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 as amended, to undertake a project known as the Single Family Rehabilitation: the Rehabilitation and improvements of Owner-Occupied Housing located in Urban County Jurisdictions in Washtenaw County in the amount of \$403,169.
3. For the release of 2015 Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 as amended, to undertake a project known as the Single Family Rehabilitation: the Rehabilitation and improvements of Owner-Occupied Housing located in Urban County Jurisdictions in Washtenaw County in the amount of \$243,645.

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)

**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: