



November 6, 2023

To: Jennifer Hall
Executive Director
Ann Arbor Housing Commission
2000 S. Industrial Hwy
Ann Arbor, MI 48104

Dear Jennifer,

Your office recently submitted 2072 Garden Circle, Ann Arbor, MI 48103 for a Section 18 Disposition for the completion of a HUD NEPA Environmental Review for our office to complete. The specific project description that you provided for this project was the following:

2072 Garden Circle is a single family home (1 building) that Ann Arbor Housing Commission is converting from Public Housing to Section 18 Disposition. This is the only unit in the Ann Arbor Housing Commission's Public Housing portfolio, and therefore we are converting under the Section 18 Disposition process for small PHAs. Garden Circle is a 1,054 square foot, 3-bedroom and 1 bathroom house. The project is a financial and legal transaction with no renovations planned. Consequently, there will be no ground disturbance and no impact on the tenants. The property is currently owned by the Ann Arbor Housing Commission, and will be acquired for \$1.00 to the Ann Arbor Housing Development Corporation, a Michigan 501(c)(3) nonprofit organization, created by the Ann Arbor Housing Commission. The property currently receives an Operating and Capital Fund subsidy from HUD under the Public Housing program. After the Section 18 Disposition, the property will receive project-based voucher assistance.

Given the scope of this project, we were able to process complete this environmental review as a Categorically Excluded Subject to 24 CFR Part 58.5 (CEST) environmental review that was able to convert to exempt due to no compliance or mitigation requirements related to any of the related laws and authorities within the environmental review. The CEST Converts to Exempt environmental review record for 2072 Garden Circle was completed and signed today (November 6, 2023) is attached, as of today's date this project has environmental clearance for the project described in the paragraph above.

Sincerely,

Nathan Voght
Washtenaw County Brownfield Authority Coordinator, Washtenaw County Certifying Officer

Cc: Arin Yu, Planning Specialist, Ann Arbor Housing Commission
Tara Cohen, Washtenaw County OCED Housing and Community Infrastructure Manager
Terry Brinkman, Washtenaw County OCED Community and Economic Development Data Specialist



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 2072-Garden-Circle-Section-18-Disposition

HEROS Number: 900000010326450

State / Local Identifier:

Project Location: 2072 Garden Cir, Ann Arbor, MI 48103

Additional Location Information:

The property located at 2072 Garden Circle is located on the property with the following City of Ann Arbor Parcel Identification Number: 09-09-30-304-043. The property is located on a 0.109 acre property parcel in the City of Ann Arbor within the Garden Circle Subdivision that is located in the western part of the City of Ann Arbor in the middle of a residential neighborhood area roughly bordered by W. Liberty St on the south, W. Stadium Blvd on the west, W. Jackson Ave on the north, and farther away to the east is Crest Ave and S. Seventh St. Commercial activities nearby are found mostly on W Stadium Blvd, W. Jackson Ave, and both S Maple Rd and N. Maple Rd. Located nearby to the west is Winewood Thaler Park. See 2072 Garden Circle Location Map, 2072 Garden Circle Closeup Location Map, 2072 Garden Circle BSA Report with property information and 2072 Garden Circle photo all attached.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

2072 Garden Circle is a single family home (1 building) that we are converting from Public Housing to Section 18 Disposition. This is the only unit in the Ann Arbor Housing Commission's Public Housing portfolio, and therefore we are converting under the Section 18 Disposition process for small PHAs. Garden Circle is a 1,054 square foot, 3-bedroom and 1 bathroom house. The project is a financial and legal transaction with no renovations planned. Consequently there will be no ground disturbance and no impact on the tenants. The property is currently owned by the Ann Arbor Housing Commission, and will be acquired for \$1.00 to the Ann Arbor Housing Development Corporation, a Michigan 501(c)(3) nonprofit organization, created by the Ann Arbor Housing Commission. The property currently receives an Operating and Capital Fund subsidy from HUD under the Public Housing program. After the Section 18 Disposition, the property will receive project based voucher assistance.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.34(a)(12)

58.35(a)(5)

58.35(a)(4)(i)

Funding Information

Grant Number	HUD Program	Program Name
MI064	Public Housing	Public Housing Capital Fund (including CFFP and other grants)
MI064	Public Housing	Public Housing Operating Fund

Estimated Total HUD Funded Amount: \$13,316.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$13,316.00


Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.


Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete

Determination:

<input checked="" type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: 11/06/2023

Name / Title/ Organization: Terry R. Brinkman / / WASHTENAW COUNTY

Responsible Entity Agency Official Signature:  Date: 11/06/2023

Nathan Voght, Washtenaw County Brownfield Authority Coordinator, Certifying Officer

Name/ Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).