



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 Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: 121-Catherine-St-Project-Supplemental-Assistance

HEROS Number: 900000010404491

State / Local Identifier:

Project Location: 121 Catherine St, Ann Arbor, MI 48104

Additional Location Information:

The property is located within a surrounding neighborhood that includes public quasi public and institutional, office, commercial, recreational, parking uses and a few single family reside uses in the perimeter of the immediate area. The property is located on a parcel of land that comprise Lot 27 of Assessors Plat No 29 located in NE one quarter of Section 29, T2S R6E. The property is located in the northwest corner of the Catherine Street and N. Fourth Avenue intersection in the northern edge of Downtown Ann Arbor within the Kerrytown District. The property is bordered by both of these intersecting streets on the south and east sides respectively and is bordered by a public alley on the west side. The City of Ann Arbor property parcel identification number is 09-09-29-135-001. The property is 0.38 acres in size. See Project Location Maps, City of Ann Arbor Property Parcel Information from BSA and the 121 Catherine St Architectural Drawings, Floorplans and Specs, and property project site photos attached.

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

The proposed project consists of the development of a 64,529 sq ft L shaped, 6 story mixed use building that includes 63 residential units with tenant community space and shared laundry. There is approximately 2,348 sq ft of ground floor space oriented towards cultural, community or retail activity along Catherine St. The project property site is comprised of a 0.38 ac property parcel. The property is located in the City of Ann Arbor, within the Zip Code, 48104, and is located within the Kerrytown District which is located in or adjacent on the north side of the Downtown area of the City of Ann Arbor. The units will consist of 62 1 BR apts and 1 2 BR apt. All units are planned to meet affordability standards and all 63 units will be targeted to persons who are at or below 60 percent AMI. The site will include adequate ingress and egress, storm water management facilities, pedestrian connections, and all other required site elements. All 63 residential units will be supportive housing on site. The plans are to excavate 10 ft in depth site wide to remove all potential urban fill to achieve a No Further Action determination from EGLE for the remediation and removal of contaminated soil on site that contains arsenic and mercury from past uses of the site, and this ground disturbance depth will be 13 ft, 2 in in depth on the southern portion of the property to accommodate the

planned basement for the proposed structure. The basement and foundations will be 13 ft, 2 in at the deepest. The project involves the installation of equipment related to utilizing geothermal energy on the project. The geothermal borings which are about 6 inches in diameter could go to a depth of 600 ft while the horizontal lines associated with the geothermal energy will go no deeper than 13 ft 2 in. The development has been planned to provide 18 parking spaces at the ground floor level including 1 ADA compliant parking space, with all 18 parking spaces with electrical vehicle charging stations, and the project ingress and egress into the and out of the property and storm water management facilities. The proposed building is designed to be a Net Zero ready building that will follow green building standards that will maximize energy efficiency, water efficiency and renewable energy. The rooftop will maximize the production of renewable energy and rainwater capture through co-location of a green roof and solar panels. The Ann Arbor Housing in which the AAHDC is an affiliated entity and Avalon will serve as cosponsors, codevelopers and cogeneral partners through wholly controlled affiliated entities for the 121 Catherine St. development. It is estimated that this project will take up to five years to complete. An EA ERR was completed on Feb 13, 2024 for \$120,841 of 2022 Washtenaw County HOME funds and for \$642,271 of 2023 Washtenaw County HOME funds and for 32 Project Based Vouchers awarded from the AAHC with an estimated annually revenue of \$532,728 per year. A FONSI NOI RROF was published in the Feb 15, 2024 edition of the Ann Arbor News. The RROF for both the 2022 Washtenaw County HOME funds and the 2023 Washtenaw County HOME funds, as well as a RROF for the 32 PBVs was submitted to HUD on March 6, 2024. HUD approved the AUGF for the 2022 and 2023 Washtenaw County HOME funds on March 27, 2024 and HUD approved the AUGF for the 32 PBVs on March 26, 2024. The additional award of USD 1,400,000 of 2018, 2020, and 2024 HOME funds and HOME Program Income awarded from the Washtenaw County Urban County is cover costs for the project, which is what this CENST environmental review record is for. The additional USD 1,400,000 added to the project does not impact the environment and the environmental review record does not need to be amended. The additional USD 1,400,000 will be added through a CENST To 24 CFR 58.5 ERR under 24 CFR 58.35(b)(7) for Supplemental Assistance. The original ERR for this project is HEROS Number 900000010339127.

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(7)

Funding Information

Grant Number	HUD Program	Program Name	
HOME Program Income	Community Planning and Development (CPD)	HOME Program	\$36,872.00
M-18-UC-26-0220	Community Planning and Development (CPD)	HOME Program	\$300,444.00
M-20-UC-26-0220	Community Planning and Development (CPD)	HOME Program	\$72,722.00
M-24-UC-26-0220	Community Planning and Development (CPD)	HOME Program	\$989,962.00

Estimated Total HUD Funded Amount: \$1,400,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$28,618,750.00


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
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Preparer Signature:  Date: 06/17/2024

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

Responsible Entity Agency Official Signature:  Date: 06/17/2024

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).