

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAMS

County of Oakland
1200 N. Telegraph Rd, Building 34E
Pontiac, MI, 48341
248-858-0493
Date of posting: January 22, 2026

On or after February 3, 2026, the County of Oakland will submit a request to HUD for the release of 2025 Community Development Block Grant (CDBG) Funds and 2025 Home Investment Partnership Program (HOME) Funds under Title I of the Housing and Community Development Act of 1974 and the Cranston Gonzales National Affordable Housing Act, as amended, to undertake the following projects:

Tier 1 Broad Review Project/Program Title: The County of Oakland Single Family Residential Rehab and Minor & Mobile Home Repair Program Year 2025

Purpose: The Single-Family Residential Rehabilitation and Minor & Mobile Home Repair Programs provide rehabilitation and improvements of owner-occupied housing located in urban county jurisdictions within the County of Oakland.

Location: The project area for the Single-Family Rehabilitation and Minor & Mobile Home Repair programs are the 52 urban county participating jurisdictions and the HOME Consortium municipalities of Farmington Hills, Royal Oak, and Southfield. Specific addresses will be assessed in the site-specific reviews.

Project/Program Description: The rehabilitation and improvements of owner-occupied housing located in urban county jurisdictions include, but not limited to, the rehab of single-family residential homes and manufactured homes, emergency repairs such as furnaces and hot water heaters, roof repair, barrier-free access improvements such as accessibility ramps, energy efficiency improvements, correcting code violations, and other improvements for low-income households who own their home. Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.

Level of Environmental Review Citation: 24 CFR Part 58.35(a)(3)(i)

Tier 2 Site Specific Review: The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Executive Order 11988 and 24 CFR Part 55 regarding Floodplain Management; Flood Insurance under Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]; HUD Environmental Standards regarding Toxic, Radioactive and Hazardous Materials under 24 CFR Part 58.5(i)(2); Airport Hazards related to Clear Zones and Accident Potential Zones, 24 CFR Part 51 Subpart D; Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978, 24 CFR Part 51 Subpart B; Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402; Explosive and Flammable Hazards 24 CFR Part 51 Subpart C and Environmental Justice under Executive Order 12898.

Mitigation Measures/Conditions/Permits (if any): The properties identified for this project in each of the Tier 2 Site-Specific environmental reviews are not expected to have any mitigation measures, conditions, or federal permits. However, the following mitigation measures and conditions will be followed, and the applicable federal permits obtained, if necessary, as described for each of the following laws and authorities:

- Floodplain Management: Properties in a Floodway will not be approved. If the project meets or exceeds the determination of being a substantial improvement the project will follow the 8-Step Process according to Executive Order 11988 and/or the project will be assessed on whether or not

the project is feasible. Substantial improvement is defined as any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started or if the structure has been damaged before the damage occurred or any repair, reconstruction, modernization or improvement of a structure that results in an increase of more than 20% of dwelling units or peak number of customers and employees. If the project is located in a floodplain, a Section 404 permit may be required. If required, an application will be made to the Michigan Department of Environment, Great Lakes & Energy (EGLE) for a Section 404 permit. Projects that are located in proximity of a National Wild and Scenic River System NRSRS river, including in proximity of a segment of the Nationwide Rivers Inventory and require a Section 404 permit from the Michigan Department of Environment, Great Lakes & Energy.

- Floodplain Insurance: Properties in a Floodway will not be approved. Properties in a floodplain will be reviewed and the current property owner will be required to carry flood insurance during the life of the rehabilitation loan/grant.
- Noise Abatement and Control: If the project is within 1,000 ft of a major roadway or expressway or 3,000 ft of a railroad, then a HUD Day Night Level (DNL) Assessment Tool will be conducted to determine possible mitigation efforts.
- Contamination and Toxic Substances: If contaminated, toxic and radioactive materials are located on or near the property and pose a hazard to the occupants. The hazard will be eliminated before moving forward with the rehabilitation. It will be documented in the environmental review record file. Disposal of all hazardous materials will follow NESHAP rules and regulations.
- Protection of Historic Properties: All housing rehabilitation activities will be submitted to the State Historic Preservation Office (SHPO) and Tribal Historic Preservation Office (THPO) for historical or cultural significance review and allowable comment period.
- Airport Hazards: If a project is located in a designated Airport Runway Protection Zone or Clear Zone a noise assessment will be conducted to determine possible mitigation efforts.
- Endangered Species: If there is habitat destruction, tree removal or ground disturbance, a site-specific fisheries and wildlife review will be conducted and if any consultation is required, the proper agencies will be notified, and specific guidance will be followed.
- Explosive and Flammable Hazards: A site-specific visual inspection is conducted for each single-family residential rehabilitation.
- Environmental Justice: The properties will be occupied to low-moderate income households. The rehabilitation is expected to improve the living conditions for the people living in the units. The projects are not expected to expose low-moderate income populations to adverse environmental conditions. Any properties that will expose low-moderate income residents to environmental hazards will not be approved.

2025 CDBG Funding: \$1,396,981; **2025 HOME Funding:** \$2,157,434.76 **2025 CDBG Program Income Funding:** \$500,000.00
Estimated Project Cost: \$4,054,415.76

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR Part 58.35(a)(3)(i). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Oakland County Neighborhood & Housing Development Division, 1200 N Telegraph, Building 34E, Pontiac, Michigan, 48341 and may be examined or copied weekdays 8:30 A.M. to 5:00 P.M. or if the review was completed in HEROS at <https://hudexchange.info/programs/environmental-review/environmental-review-records/>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Oakland County Neighborhood & Housing Development Division, 1200 N. Telegraph Rd., Building 34E, Pontiac, Michigan, 48341. All comments received by February 2, 2026, will be considered by the County of Oakland prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of Oakland certifies to HUD that David Coulter, Certifying Officer, in his capacity as County Executive consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Oakland to use HUD program funds.

OBJECTIONS TO THE RELEASE OF FUNDS:

HUD will accept objections to its release of funds and the County of Oakland's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of County of Oakland; (b) the County of Oakland has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities 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 shall be addressed to U. S. Department of Housing and Urban Development –Detroit Field Office, Keith E. Hernandez, Director, Community Planning and Development at 477 Michigan Ave, Suite 1600, Detroit, MI 48226 at DetroitCPD@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

David Coulter, Oakland County Executive, Certifying Officer
January 22, 2026

