

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST FOR RELEASE OF FUNDS**

May 15, 2024

City of Detroit, Housing and Revitalization Department
Coleman A. Young Municipal Center, 2 Woodward Ave., Suite 908
Detroit, Michigan, 48226
Telephone: 313.224.2933

Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
Telephone: 517.335.9885

These notices shall satisfy two separate but related procedural requirements for activities undertaken by the City of Detroit and MSHDA.

Publication Date: May 15, 2024

REQUEST FOR RELEASE OF FUNDS

On or about May 31, 2024, the City of Detroit and MSHDA will submit a request to the U.S. Department of Housing and Urban Development (HUD) Detroit Field Office for the release of 1. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME) from the Michigan State Housing Development Authority (MSHDA), 2. HOME Funds from the City of Detroit, and 3. Project Based Vouchers from the Detroit Housing Commission, to undertake a project known as:

Project Title: Henry Street Redevelopment –427-489 Henry Street, 412-434 West Fisher Avenue, and 2445-2467 Cass Avenue, Detroit, Michigan.

For the Purpose Of: Creating 84 units of affordable units and 86 market rate units for a total of 170 units of multi-family housing in the Cass Henry Historic District of the City of Detroit. The project includes rehabilitation seven buildings to create studio and one-bedroom units and redevelopment of a one-story building at 447 Henry Street for community spaces and retail stores. The project amenities will include a playground and a park along Cass Avenue. Parking will be available on-site for residents.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise. 3. Noise attenuation measures will be incorporated into the building. 4. Asbestos and Lead materials impacted during renovations will be removed by qualified professionals.

FUNDING

City of Detroit HOME – \$500,000
City of Detroit ARPA - \$1,500,000
MSHDA HOME - \$848,999
DHC Project-Based Vouchers – 8
Permanent Mortgage - \$16,913,756
MCRP - \$6,493,000
Owner Equity - \$12,869,333
LIHTC Equity \$18,787,516
HTC - \$11,881,798
Total PA5 Loan - \$2,640,000

Total Seller Loan - \$5,700,000
Total Income from Operation - \$9,713
Total Sponsor Loans - \$2,378,921
Deferred Developer Fee - \$1,476,319.00
Total: \$81,999,355.00

FINDING OF NO SIGNIFICANT IMPACT

The City of Detroit and MSHDA have determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Coleman A. Young Municipal Center (CAMYC), 2 Woodward Ave., Suite 908, Detroit, Michigan 48226 and may be examined or copied with an appointment weekday's 9 A.M. to 4 P.M. The ERR is also located on the City of Detroit's Housing and Revitalization Department Website's Public Notice section: <https://detroitmi.gov/departments/housing-and-revitalization-department/public-notice> and at the MSHDA Lansing office, 735 E. Michigan, Lansing, Michigan 48912. The records are available for public examination and copying upon request between the hours of 8 a.m. and 5 p.m., Monday through Friday. Please contact Daniel Lince of MSHDA at (517) 335-0183 for further information.

PUBLIC COMMENTS

Any individual, group, or agency may submit oral or written comments on the ERR to Penny Dwoinen, the City of Detroit Environmental Review Officer at telephone: 313.224.2933 or email: dwoinenp@detroitmi.gov; or to MSHDA at the address above. All comments received by May 30, 2024, will be considered by the City of Detroit and MSHDA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Detroit certifies to HUD that Ms. Julie Schneider, in her capacity as Director of the Housing and Revitalization Department at the City of Detroit, and MSHDA certifies to HUD that Anthony Lentych, MSHDA's Chief Housing Investment Officer in his capacity as certifying officer consent 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 recipient to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Detroit's certification for a period of fifteen (15) 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 the City of Detroit; (b) the City of Detroit 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 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 shall be addressed to the 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 or DetroitCPD@hud.gov or Ms. Michelle King, PIH Representative, Detroit Field Office at Environmental-PublicComments@hud.gov. Potential objectors should contact Mr. Keith Hernandez or Ms. Michelle King via e-mail to verify the actual last day of the objection period.

NOTICE OF NON-DISCRIMINATION

The City of Detroit and MSHDA do not discriminate on the basis of age, color, creed, handicap, national origin, race, sex, or sexual orientation. Persons or groups with discrimination complaints may file those complaints with the City of Detroit Human Rights Department, 2 Woodward Avenue, Suite 1026, Detroit, Michigan, 48226.

Ms. Julie Schneider, Director, Housing and Revitalization Department, City of Detroit
Mr. Anthony Lentych, Chief Housing Investment Officer, Certifying Officer, MSHDA