

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

December 14, 2022

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

In accordance with 24 CFR 58.43 and 58.70, this notice shall satisfy two separate but related procedural requirements for activities undertaken by the City of Detroit and MSHDA.

Publication Date: December 14, 2022

REQUEST FOR RELEASE OF FUNDS

On or about January 3, 2023, and in accordance with 24 CFR 58.71, the City of Detroit and Michigan State Housing Development Authority (MSHDA) will submit a request to the U.S. Department of Housing and Urban Development (HUD) Detroit Field Office for the release of 1. Project Based Vouchers from the Michigan State Housing Development Authority (MSHDA), 2. Community Development Block Grant funds authorized under Title I of the Housing and Community Develop Act of 1974 (Public Law 93-383), and 3. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME) to undertake a project known as:

Project Title: The Anchor at Mariners Inn; 445-447 Ledyard, Detroit, Michigan.

For the Purpose Of: New construction of a six-story apartment building containing 44 one-bedroom units for individuals experiencing homelessness and 40 short-term single-room occupancy Recovering Housing units. The development will also include a white-boxed commercial space on the first floor and parking lot.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Noise attenuation measures will be incorporated into the building. 3 Conditions of the Section 106 Conditional No Adverse Effect determination are completed. 4. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise.

FUNDING

City of Detroit CDBG-CV \$1,657,694
City of Detroit HOME \$1,500,000
City of Detroit ARPA - \$1,000,000
MSHDA Permanent Mortgage \$2,405,494
LIHTC Equity \$16,064,454
Sponsor Loans \$2,213,929
GOP Capital \$200
AHP \$272,753
Deferred Developer Fee \$139,661
44 MSHDA PBV's

FINDING OF NO SIGNIFICANT IMPACT

The City of Detroit and MSHDA have determined that the activities proposed 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. An Environmental Review Record (ERR) that documents the environmental determinations for this project is available 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 January 2, 2023 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 Certifying Officer and MSHDA certifies to HUD that Chad Benson, MSHDA's Director of Development 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 funds and the City of Detroit's and MSHDA'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 and/or MSHDA; (b) the City of Detroit and/or MSHDA 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 Ms. Kathy Bagley, CPD Representative at CPD_COVID-19OEE-DET@hud.gov or Ms. Michelle King, PIH Representative, Detroit Field Office at Environmental-PublicComments@hud.gov. Potential objectors should contact Ms. Kathy Bagley 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. Chad Benson, Director of Development, Certifying Officer, MSHDA