

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

March 15, 2023

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: March 15, 2023

REQUEST FOR RELEASE OF FUNDS

On or about March 31, 2023, and in accordance with 24 CFR 58.71, the City of Detroit and the 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. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME), and 3. Community Development Block Grant funds authorized under Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), to undertake a project known as:

Project Title: 5800, 5840, 5848, 5850, 5858, 5862 Michigan Avenue, 3951 and 3957 North Campbell Street, Detroit, Michigan.

For the Purpose Of: This is a multi-phase development. The first phase includes acquisition and construction of the four-story Campbell building at 5800 Michigan Avenue, soil remediation activities at the remaining vacant Michigan Avenue parcels, and a paved on-site parking lot on the 3951 and 3957 North Campbell Street parcels. The Campbell building will create 40 units of housing (5 one-bedroom units, 29 two-bedroom units, 6 three-bedroom units). The first floor of the building will include an 895-square foot community center which will be adjacent to a 220-square foot lounge area and a manager's office. The second floor will have a private office area for counselors/case managers to meet with tenants. Additionally, this project includes acquisition and remediation of the 5840-5862 Michigan Avenue. The future development plans include construction of the four-story Wesson building. A separate review for the Wesson Avenue Apartments will be required if and when the project receives a future federal allocation.

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

40 units new construction
40 HOME/PBVs units
MSHDA Permanent Mortgage \$3,236,048

LIHTC Equity \$7,502,401
MSHDA HOME \$2,181,482
City HOME \$512,544
City CDBG \$737,456
ARPA \$450,000
Income From Operations \$24,169
Sponsor Loan \$1,106,950
GP Equity \$100
EGLE Grant \$900,000
Deferred Developer Fee \$1,050,000
Total Development Cost \$17,701,150

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-notices>.

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 March 30, 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 any of the following:

Ms. Kathy Bagley, CPD Representative at CPD_COVID-19OEE-DET@hud.gov.

Ms. Michelle King, PIH Representative, Detroit Field Office at Environmental-PublicComments@hud.gov
Keith E. Hernandez, Director, Community Planning and Development at DetroitCPD@hud.gov.

Potential objectors should contact Ms. Kathy Bagley, Ms. Michelle King or Keith Hernandez 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