

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

May 3, 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

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

**REQUEST FOR RELEASE OF FUNDS**

On or about May 19, 2023, the City of Detroit will submit a request to the U.S. Department of Housing and Urban Development (HUD) Detroit Field Office for the release of HOME Funds authorized HOME ARP funds appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("ARP") for the HOME Investment Partnerships Program (HOME), to undertake a project known as:

Project Title: Benjamin O. Davis Veteran Villages, located at 4777 Outer Dr. E., Detroit, Michigan.

For the Purpose Of: Construction of a two-story apartment building that will provide 50 one-bedroom apartments for the homeless population with a veterans preference and community space on the ground floor. The community space includes a community room, supportive service offices, dining room, kitchen, resident lounges, barbershop, exercise room, indoor bike rack and outdoor patio. Additionally, the apartment building will include on-site parking east and south of the building.

**FUNDING**

HOME-ARP - \$300,000

ARPA - \$1,425,000

25 Detroit Housing Commission Project Based Vouchers (PBV's)

25 MSHDA Project Based Vouchers (PBV's)/12 of these are VASH Vouchers

Permanent Mortgage - \$2,650,000

LIHTC Equity - \$11,071,809

Owner Equity - \$100

Deferred Developer Fee - \$700,572

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Detroit has 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-notices>.

**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](mailto:dwoinenp@detroitmi.gov). All comments received by May 18, 2023, will be considered by the City of Detroit prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **RELEASE OF FUNDS**

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 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 City of Detroit 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 [DetroitCPD@hud.gov](mailto:DetroitCPD@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

### **NOTICE OF NON-DISCRIMINATION**

The City of Detroit does 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