

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

July 5, 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

These notices shall satisfy two separate but related procedural requirements for activities undertaken by the City of Detroit and the Michigan State Housing Development Authority.

Publication Date: July 5, 2023

**REQUEST FOR RELEASE OF FUNDS**

On or about July 21, 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 1. Project Based Vouchers from the Michigan State Housing Development Authority (MSHDA), and 2. HOME Funds under Title II of the National Affordable Housing Act of 1990 (HOME), to undertake a project known as:

Project Title: CCSEM – St. Matthew; 5970 Audubon and 5959 Whittier Avenue, Detroit, Michigan.

For the Purpose Of: Creating 46 apartment units of supportive housing in the Easter Warren/Cadieux Neighborhood. The project includes acquisition and adaptive reuse of one school building to create 34 apartments and one activity building to create 12 apartments. The apartments consisted of 36 one-bedroom, four two-bedroom and six studio units. The project amenities include a health and wellness space, a community space, two private meeting offices and future supportive service programming for the residents.

**FUNDING**

Permanent Mortgage \$1,947,346  
LIHTC Equity \$9,755,024  
25 MSHDA PBV  
HTC Equity \$3,003,935  
Sponsor Equity \$650,000  
Deferred Developer Fee \$180,114  
City HOME \$2,500,000  
City HOME-ARP \$1,750,000  
AHP Funding \$500,000  
Total 20,286,419

### **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. 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](mailto:dwoinenp@detroitmi.gov); or to MSHDA at the address above. All comments received by July 20, 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 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) or Ms. Michelle King, PIH Representative, Detroit Field Office at [Environmental-PublicComments@hud.gov](mailto: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. Chad Benson, Director of Development, Certifying Officer, MSHDA