

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

July 26, 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 (MSHDA).

Publication Date: July 26, 2023

REQUEST FOR RELEASE OF FUNDS

On or about August 11, 2023, 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 HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME), to undertake a project known as:

Project Title: Meyers Senior Center; 17334, 17370 and 17400 Meyers Road, Detroit, Michigan.

For the Purpose Of: Creating 105 units of affordable senior housing. The project includes adaptive reuse and rehabilitation of two existing buildings at 17334 and 17370 Meyers into 32 residential units. Additionally, the existing dwelling at 17334 Meyers will be demolished and new construction of a four-story 73-unit building will occur. The project amenities will include community spaces, a fitness center, landscaping, lighting, site utility work and paving upgrades.

FUNDING

MSHDA HOME - \$830,410
MSHDA ARPA/General Funds - \$4,640,000
MSHDA Permanent Loan - \$2,914,023
Conventional Permanent Loan - \$726,500
City of Detroit HOME - \$500,000
City of Detroit ARPA - \$1,250,000
Sponsor Loan (Kresge Foundation Funds) - \$500,000
Income from Operations - \$39,003
Sponsor Loan (FHLB AHP Grant Funds) - \$500,000
LIHTC Equity - \$15,283,914
Deferred Developer Fee - \$1,919,722
Private Construction Loan - \$6,045,000
MSHDA Construction Loan - \$9,702,000
Total Development Costs - \$29,103,572

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; or to MSHDA at the address above. All comments received by August 10, 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. Potential objectors should contact Mr. Keith 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