

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

August 23, 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 September 8, 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. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME) and 2. Project Based Vouchers from the Detroit Housing Commission, to undertake a project known as:

Project Title: 7850 E. Jefferson, Detroit, Michigan.

For the Purpose Of: Re-evaluation of new construction of a 225-unit rental apartment community to be built in two concurrent identical 75-unit phases and one future 75-unit phase on approximately 3.8 acres of vacant land. Each building includes community rooms, office space, a rooftop outdoor patio, exercise facilities and shared laundry facilities. The southern portion of the property near the Detroit River will include a walking path and playground. Additionally, the property will include on-site parking for residents.

**FUNDING**

MSHDA Permanent Mortgage - \$4,186,044.00  
LIHTC Equity - \$24,607,685.00  
Mortgage Resource Funds - \$368,676.00  
MSHDA TCAP - \$1,860,000.00  
PA5 Loan - \$6,260,000.00  
City of Detroit HOME - \$1,000,000  
American Rescue Plan Act - \$2,532,000  
Detroit Housing Commission Project Based Vouchers - 36  
Income from Operations - \$16,442.00  
GP Capital Contribution - \$1,750,000.00  
Sponsor Loan (FHLB AHP Grant Funds) - \$500,000.00  
Sponsor Loan - \$878,510.00  
Deferred Developer Fee - \$920,000.00  
Private Mortgages - \$3,894,765.00  
MSHDA Missing Middle Funding - \$2,310,000  
Investor Equity - \$1,198,127.00  
**Total - \$52,282,249.00**

### **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 September 7, 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.

### **ENVIRONMENTAL CERTIFICATION**

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) 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 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