

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

August 16, 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

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.

**REQUEST FOR RELEASE OF FUNDS**

On or about September 1, 2023, and in accordance with 24 CFR 58.71, the City of Detroit will submit a request to the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing (PIH) Detroit Field Office for the release of Project Based Vouchers from the Detroit Housing Commission, 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  
Detroit Housing Commission Project Based Vouchers - 5  
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 has 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>.

### **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 August 31, 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 Certifying Officer 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 PBV 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 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 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 Ms. Michelle King, PIH Representative, Detroit Field Office at [CPD\\_COVID-19OEE-DET@hud.gov](mailto:CPD_COVID-19OEE-DET@hud.gov) or [Environmental-PublicComments@hud.gov](mailto:Environmental-PublicComments@hud.gov). Potential objectors should contact 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