

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

October 25, 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

REQUEST FOR RELEASE OF FUNDS

On or about November 3, 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 1. Project Based Vouchers from the Michigan State Housing Development Authority (MSHDA), 2. Community Development Block Grant funds authorized under Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), and 3. HOME Funds under Title II of the National Affordable Housing Act of 1990 (HOME), to undertake a project known as:

Project Title: Hubbard Farms; The Cole at 3615 W. Vernor Hwy., The Harrington at 465 W. Grand Blvd., and The Harwill at 1453 Hubbard St., Detroit, Michigan.

For the Purpose Of: Preservation and rehabilitation of three historic residential buildings that will provide 60 units of affordable housing to residents in the City of Detroit. Rehabilitation activities include repair and replacement of windows, limestone details, roof, gutters, and common area flooring, upgrades to the kitchens, bathrooms, bedrooms and living spaces, installation of videos and security upgrades. Amenities include community spaces, private offices, and parking available for all three buildings.

Mitigation Measures/Conditions/Permits: 1. The Michigan Department of the Environment, Great Lakes and Energy approved Site Evaluation Workplan must be followed during rehabilitation of the Harrington building. 2. Conditions of the Section 106 Conditional No Adverse Effect determination are completed. 3. Noise attenuation measures will be incorporated into the building. 4. Lead-based paint will be abated in accordance with local, state, and federal guidelines. 5. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise.

FUNDING

MSHDA Permanent Mortgage – \$2,104,159
Equity Contribution from Tax Credit Syndication - \$4,984,473
MSHDA Construction Loan - \$8,369,718
MSHDA Project-Based Vouchers - 30
MSHDA HOME - \$969,475
City of Detroit CDBG – \$1,900,000
City of Detroit ARPA - \$1,675,000
PA5 Loan – \$469,844
Historic Tax Credit Equity – \$2,070,254
GP Contribution – \$100
Sponsor Loan – \$575,000
Deferred Developer Fee: \$890,628
Total Funding - \$24,008,651

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act Requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is 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> 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 November 2, 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.

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, 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 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 and MSHDA's certification received by November 20, 2023 or 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 or Ms. Michelle King, PIH Representative, Detroit Field Office at 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 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