

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

August 20, 2024

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 5, 2024, 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 under Title II of the National Affordable Housing Act of 1990 (HOME), and 2. Community Project Funds under Division L, Title II of the Consolidated Appropriations Act of 2022, to undertake a project known as:

Project Title: Minock Park Place, 19505 Grand River Ave. and 15844 Auburn St., Detroit, Michigan.

For the Purpose Of: Demolition and new construction of a mixed-use retail and residential project along and adjacent to the Grand River Ave corridor. The existing vacant former restaurant at 19505 Grand River Avenue will be demolished to construct a four-story building with first floor retail and senior residential on the remaining three floors. The building will consist of 42 units, 36 one-bedroom, one-bathroom units and 6 two-bedroom, one-bathroom units. This building will also have commercial space on the first floor, as well as management offices and community spaces. The existing single-family dwelling at the adjacent 15844 Auburn Street will be demolished to construct a parking lot for the new building.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise. 3. Noise attenuation measures will be incorporated into the building. 4. Asbestos materials will be removed by qualified professionals.

FUNDING

MSHDA Permanent Mortgage - \$1,101,482
LIHTC Equity - \$7,294,215
MSHDA CERA loan - \$1,250,000
City of Detroit HOME Loan - \$1,938,551.53
City of Detroit ARPA Loan - \$3,061,448.47
Income from Operations - \$5,125
Wayne County ARPA Grant - GP Equity - \$2,500,000
Sponsor Loan (MSHDA Grant funded) - \$1,000,000
General Partner Equity - HUD Grant - \$2,500,000
Sponsor Loan (funded from increased dev fee) - \$1,366,874
Deferred Developer Fee - \$305,000
Total Funding - \$22,322,696

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. All comments received by September 4, 2024, 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.

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 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 477 Michigan Ave, Suite 1600, Detroit, MI 48226 or DetroitCPD@hud.gov. Potential objectors should contact HUD 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