

**COMBINED NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT
AND NOTICE OF INTENT TO REQUEST FOR RELEASE OF FUNDS**

Date of Notice: 09/10/2024
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Michigan State Housing Development Authority.

Notice of Intent to Request a Release of Funds

On or about 09/26/2024 the Michigan State Housing Development Authority (MSHDA) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME funds under Title II of the National Affordable Housing Act of 1990, and Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as amended, to undertake a project known as Martin Gardens for the purpose of:

MSHDA intends to award Martin Gardens of Detroit LDHA LP up to \$1,234,598 dollar amount of HOME funds for Martin Gardens is located at 1185 Clark, 1184 & 1186 McKinstry and 4441 Porter (the Clark), 3502 W. Vernor and 1925 24th Street (Vernor Townhomes), and 1739-55 25th Street, 3559 W. Vernor, 3608 Bagley, 3612 Bagley and 3620 Bagley (Martin House and Apartments) Detroit, Michigan. Rehabilitation of five multi-family structures for a total of 46 apartments. The Clark includes rehabilitation of 24 two-bedroom apartments and 8 three-bedroom apartments and the creation of lower-level community spaces, maintenance and mechanic areas, storage and private offices. The Clark also includes demolition of a vacant house to create parking for residents. The Vernor Townhomes includes rehabilitation of two identical two-story townhomes. The Martin House and Apartments includes rehabilitation of 4 two-bedroom townhomes and 2 four-bedroom townhomes. Each property will have parking available on-site.

Martin Gardens–Detroit/Wayne County
#46 units rehabilitation
MSHDA HOME - \$1,234,598
City of Detroit HOME - \$1,700,000
MSHDA Project Based Vouchers - 12
Taylor Housing Commission Project Based Vouchers – 17
MSHA Permanent Mortgage - \$2,823,837
LIHTC- R4 Capital LLC - \$4,894,322
MSHDA PA5 Loan - \$325,442
Historic Tax Credits - \$ 1,850,678
Sponsor Loan (MiSide Housing) - \$350,000
Deferred Developer Fee - \$877,885
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Affordable Housing Development & Preservation Fund - \$1,600,000
Total Funding - \$15,656,762

Notice of FONSI

The MSHDA has been determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA, 42 USC 4321) is not required. Additional project information is contained in the Environmental Review Record on file at **MSHDA, 735 E. Michigan, Lansing, Michigan 48912** and **may be examined or copied weekdays 8 A.M to 5 P.M. Please contact Daniel Lince of MSHDA at (517) 335-0183 for further information.**

Public Comments

Any individual, group, or agency may submit written comments on the ERR to MSHDA's address written

above. All comments received by **09/25/2024** will be considered by MSHDA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environmental Certification

The MSHDA certifies to HUD that Anthony Lentych in his capacity as Chief Housing Investment 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 **Martin Gardens of Detroit LDHA LP** to use Program Funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the MSHDA certification for a period of fifteen 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 MSHDA; (b) MSHDA had omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the project have 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.

Anthony Lentych, Chief Housing Investment Officer, Certifying Officer
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, MI 48912