

**Notice of Intent to Request a Release of Funds
TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:**

Date of Notice: 10/14/2024
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370

On or about **10/22/2024** 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 Project Based Voucher (PBV) funds under Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as amended, to undertake the project known as **Art Center Townhomes**, for the purpose of:

MSHDA intends to award **Art Center Preservation LDHA, LLC** up to **22 units of Project Based Voucher (PBV) rental assistance** in support of **Art Center Townhomes**. Art Center Townhomes is located at **5351 Chrysler Drive, Detroit MI**. Art Center Townhomes is a 60 unit rental townhome community on approximately 3.8 +/- acres located at 5351 Chrysler Service Dr, Detroit, MI. The property includes 60 existing 2- and 3-bedroom townhomes in a collection of garden style buildings which complement the adjacent surrounding area and enhance the living environment within the community for families. There is no planned rehabilitation of the property. The targeted tenant population are income qualified families with incomes at or below 42 units 60%, 6 units at 10%, 3 units at 35%, 3 units at 30% and 3 units at 25% of Area Median Income. 3 units can be rented at market rate.

Art Center Townhomes–Detroit/Wayne County
#60 units
22 MSHDA Project Based Vouchers (PBVs)
\$2,480,000 Merchants bank loan
\$921,678 Fund Equity
\$387,701 Existing income/reserves

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 MSHDA offices at 735 E. Michigan Ave., Lansing, MI and may be examined or copied weekdays from 8:00 a.m. to 5:00 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. All comments received by **10/21/2024** will be considered by MSHDA prior to authorizing submission of a request for release of funds.

Release of Funds (Vouchers)

MSHDA certifies to HUD that Anthony Lentych in his capacity as MSHDA's 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 the **Art Center Preservation LDHA, LLC** to use Program funds.

Objections to Release of Funds

HUD will consider objections to its release of funds and MSHDA certification received by 11/06/2024 or for a period of fifteen days following its actual receipt of the request (whichever is later) only if they are one of the following bases: (a) the certification was not executed by MSHDA's Certifying Officer; (b) MSHDA 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 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 Michelle King, PIH Representative, Detroit Field Office, U.S. Department of Housing and Urban Development at 477 Michigan Avenue 16th Floor, Detroit Michigan 48226. Objections can also be submitted via email at Environmental-PublicComments@hud.gov. Potential Objectors should contact Michelle King via telephone at : 313.234.7397 or by email at Michelle.d.king@hud.gov to verify the actual last day of the objection.

Anthony Lentych
Chief Housing Investment Officer, Certifying Officer