

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

May 15, 2025

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 June 2, 2025, 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) Detroit Field Office for the release of 1. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME), and 2. Project Based Vouchers from the Detroit Housing Commission, to undertake a project known as:

Project Title: Brewster Wheeler I, II & III: 631, 651, and 671 Alfred Street, Detroit, Michigan.

For the Purpose Of: This project is a portion of the multi-phased Brewster Wheeler project in the City of Detroit. The project includes new construction of three buildings for a total of 159 units of housing. Brewster Wheeler I, located at 671 Alfred Street, includes new construction of one four-story mixed-use building containing 53 units of housing, a community space on the first floor, 23 parking spaces, and an accessible pavilion. Brewster Wheeler II, located at 651 Alfred Street, includes new construction of one four-story mixed-use building containing 53 units of housing, a community space on the first floor, and 30 parking spaces. Brewster Wheeler III, located at 631 Alfred Street, includes new construction of one four-story mixed-use building containing 53 units of housing, a community space on the first floor, 27 parking spaces, and an accessible pavilion.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Noise attenuation measures will be incorporated into the building. 3. Historic Preservation: The Unanticipated Discoveries Plan will be followed. 4. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise.

FUNDING

City of Detroit HOME - \$1,490,600
Permanent Loan - \$11,036,775
LIHTC - \$39,435,711
Managing Member Equity - \$300
Sponsor Loan - \$2,018,714
FHLBI AHP - \$3,000,000
Deferred Developer Fee - \$1,890,000
Detroit Housing Commission PBV's - 24
Total Cost: \$58,872,100

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-notice>.

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 May 30, 2025, 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 recipients 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 and Ms. Michelle King, PIH Representative, Detroit Field Office at Environmental-PublicComments@hud.gov. Potential objectors should contact Mr. Hernandez or Ms. 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