

Development: The Sanctuary at Brewster
Date of Notice: May 7, 2025

Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370

City of Detroit, Housing and Revitalization Department
Coleman A. Young Municipal Center, 2 Woodward Ave., Suite 908
Detroit, Michigan, 48226
(313) 224-2933

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

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

Notice of Intent to Request a Release of Funds

On or about **May 23, 2025**, the Michigan State Housing Development Authority (MSHDA) and the City of Detroit will submit requests to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME - ARP funds from Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("HOME-ARP" as amended and Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13))), and for the release of Project Based Vouchers (PBV) under 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 **The Sanctuary at Brewster** for the purpose of:

MSHDA intends to award **The Sanctuary Brewster Limited Dividend Housing Association Limited Liability Company, LLC** up to **(1) \$6,462,270 of MSHDA HOME-ARP funds and (2) 52 Units of MSHDA PBVs funds, and the City of Detroit intends to award (3) \$3,000,000 of City of Detroit HOME-ARP funding, for The Sanctuary at Brewster. The Sanctuary at Brewster will be located at 2900 St Antoine Street, Detroit, Wayne County. This project is the first phase of the multi-phased Brewster Wheeler project in the City of Detroit.** The Sanctuary at Brewster is a 52-unit new construction proposal available for homeless or those at risk of homelessness regardless of age. This is a PSH development that will receive MSHDA Project Based Vouchers (PBV) for all 52 units. The development site is approximately one acre. All 52 units are one bedroom, 610 square feet apartments within a four-story building. A fitness room, computer center, bike room and other community spaces will be on the first floor along with management offices. Each unit will feature energy efficient appliances, including washers and dryers, dishwashers, frost free refrigerators, ovens, ranges with hoods, disposals, microwaves, and central air conditioning. A separate review for the additional phases will be required if and when each project phase receives a future federal allocation.

The Sanctuary at Brewster– Detroit/Wayne County

#52 Units new construction/rehabilitation

#52 Units PBVs

#28 Units MSHDA HOME-ARP

#13 Units City of Detroit HOME-ARP

\$6,462,270 MSHDA HOME-ARP

\$3,000,000 City of Detroit HOME-ARP

\$11,670,265 MSHDA Construction Loan

\$3,351,082 MSHDA Permanent Loan

\$8,738,387 LIHTC Equity

\$25,047 Income from Operations

\$100 Managing Member Equity Contribution
\$865,932 Deferred Developer Fee
\$22,442,818 Approximate Total Development Cost

Notice of Finding Of No Significant Impact (FONSI)

The MSHDA and the City of Detroit have 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 at the **Coleman A. Young Municipal Center (CAMYC), 2 Woodward Ave., Suite 908, Detroit, Michigan 48226** and may be examined or copied weekdays 8 A.M to 5 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>. Please contact Daniel Lince of MSHDA at (517) 335-0183 or Penny Dwoinen, the City of Detroit Environmental Review Officer at (313) 224-2933 for further information.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to MSHDA's or the City of Detroit's address written above. All comments received by **May 22, 2025**, will be considered by MSHDA and 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 MSHDA and the City of Detroit certifies to HUD that Anthony Lentych in his capacity as Chief Housing Investment Officer and that Ms. Julie Schneider, in her capacity as Certifying Officer at the City of Detroit 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 Sanctuary Brewster Limited Dividend Housing Association Limited Liability Company, LLC** to use Program Funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the MSHDA and the City of Detroit 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 or the City of Detroit; (b) MSHDA or the City of Detroit 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. or Ms. Michelle King, PIH Representative, Detroit Field Office at Environmental-PublicComments@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Anthony Lentych
Chief Housing Investment Officer, MSHDA, Certifying Officer

Julie Schneider
Director, Housing and Revitalization Department, City of Detroit. Certifying Officer