

**Development: 1723 West Grand Boulevard**  
**Date of Notice: 06/12/2025**

**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**

### **Notice of Intent to Request a Release of Funds**

On or about **06/30/2025** the Michigan State Housing Development Authority (MSHDA) and the City of Detroit will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Detroit HOME funds under Title II of the National Affordable Housing Act of 1990 and VASH Voucher funds under Section 8(o)(19) of the United States Housing Act of 1937, 42 U.S.C. 1437f(o)(19) as amended, to undertake a project known as **1723 West Grand Boulevard** for the purpose of:

MSHDA and the City of Detroit intends to award **GDC-1723 Limited Dividend Housing Association, LLC** up to **\$635,000 of City of Detroit HOME funds and #8 units of VASH Voucher rental assistance** for **1723 West Grand Boulevard. 1723 West Grand Boulevard will be located at 1723 West Grand Boulevard, City of Detroit / Wayne County.** 1723 West Grand Boulevard is a new construction 18-unit family development that features VASH Vouchers for 8 units and 4 HOME units. The site is master planned for up to 18 new 1-bedroom apartments in mid-rise building construction to complement the adjacent surrounding area and enhance the living environment within the community for families. Amenities will include an office space that will include the leasing office and resident service activities, and laundry facilities. The property is surrounded by development on all sides and is located near the major thoroughfare of W. Grand Boulevard. The area is fully developed with larger multifamily communities built along W. Grand Boulevard, blending into the Detroit neighborhoods in all directions. The construction on this site will further provide economic benefits to the businesses and residents of the City of Detroit and surrounding area through job creation and contracting opportunities.

**1723 West Grand Boulevard –Detroit/Wayne County**  
**#18 units new construction**  
**#8 units VASH Vouchers**  
**#4 units HOME**  
**\$635,000 City of Detroit HOME**  
**\$679,260 MSHDA Permanent Loan**  
**\$3,657,278 LIHTC**  
**\$1,814,134 TCAP**  
**\$1,621 Income from Operations**  
**\$1,100,000 Ginosko Modular Loan**  
**\$639,841 Deferred Developer Fee**  
**\$8,511,604 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-notice>. 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 and the City of Detroit's addresses written above. All comments received by **06/27/2025** 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 **GDC-1723 Limited Dividend Housing Association** 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](mailto:DetroitCPD@hud.gov). or Ms. Michelle King, PIH Representative, Detroit Field Office at [Environmental-PublicComments@hud.gov](mailto: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**