

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

June 26, 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

Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
Telephone: 517.335.9885

These notices shall satisfy two separate but related procedural requirements for activities undertaken by the City of Detroit and MSHDA.

Publication Date: June 26, 2025

REQUEST FOR RELEASE OF FUNDS

On or about July 14, 2025, the City of Detroit and MSHDA will submit a request to the U.S. Department of Housing and Urban Development (HUD) Detroit Field Office for the release of 1. Project Based Vouchers under Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as amended, from the Michigan State Housing Development Authority (MSHDA), and 2. Choice Neighborhood Initiative Funds authorized under the Choice Neighborhood Authorization; Section 24 of the U.S. Housing Act of 1937, the Consolidated Appropriations Act, (Public Law 116-6), and the Further Consolidate Appropriations Act, 2020 (Public Law 116-94), from the City of Detroit, to undertake a project known as:

Project Title: West of 10th; 1571, 1573, 1577, 1581, 1585, 1589, 1601, 1611, 1615, 1617, and 1661 Bagley Street, Detroit, Michigan 48216

For the Purpose Of: The project is one of three phases in the multi-phased Clement Kern Garden redevelopment project, part of the greater Choice Neighborhood Grant in the Corktown neighborhood in the City of Detroit. West of 10th includes demolition of the existing two-story multi-family residential apartment buildings and new construction of four three-story new multi-family residential housing buildings creating 46 units. Additional amenities include a community room, landscaping, and green space improvements. The future and current developments will create 370 units in the Corktown neighborhood. Separate environmental reviews of the additional phases of development will be required.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be carried out under the guidance of the Michigan EGLE to address onsite contaminants. 2 Conditions of the Section 106 Conditional No Adverse Effect determination are completed. 3. Hours of construction shall be in accordance with the local code to mitigate temporary construction phase noise. 4. Asbestos abatement activities and any materials impacted prior to and during demolition will be removed by qualified professionals.

FUNDING

Choice Neighborhood Initiative - \$5,794,543
MSHDA CERTA LIHTC - \$6,805,369
MSHDA Gap Funds - \$3,399,600
MSHDA Project Based Vouchers - 8
Deferred Developer Fee - \$760,385
Berkadia Commercial Mortgage - \$3,282,757

Total Development Costs: \$20,042,654

FINDING OF NO SIGNIFICANT IMPACT

The City of Detroit and MSHDA have 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> and at the MSHDA Lansing office, 735 E. Michigan, Lansing, Michigan 48912. The records are available for public examination and copying upon request between the hours of 8 a.m. and 5 p.m., Monday through Friday. Please contact Daniel Lince of MSHDA at (517) 335-0183 for further information.

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; or to MSHDA at the address above. All comments received by July 11, 2025, will be considered by the City of Detroit and MSHDA 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 Director of the Housing and Revitalization Department at the City of Detroit, and MSHDA certifies to HUD that Anthony Lentych, MSHDA's Chief Housing Investment Officer in his capacity as certifying officer 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 recipients to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Detroit and MSHDA'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 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.

NOTICE OF NON-DISCRIMINATION

The City of Detroit and MSHDA do 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

Mr. Anthony Lentych, Chief Housing Investment Officer, Certifying Officer, MSHDA