

Development: Trumbull
Date of Notice: 07/25/2025

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 **08/12/2025** 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 funds under Title II of the National Affordable Housing Act of 1990, 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, 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), and Community Development Block Grant Disaster Recovery (CDBG-DR) funds appropriated by the Disaster Relief Supplemental Appropriations Act, 2022 Public Law 117-43, to undertake a project known as **Trumbull** for the purpose of:

MSHDA intends to award **CKG Trumbull 4 LDHA L.L.C #13 units of MSHDA Project Based Voucher (PBV) rental assistance**, and the City of Detroit intends to award **\$2,639,615 of HOME, \$3,303,312 of Choice Neighborhood Initiative (CNI), and \$3,102,142 of CDBG-DR funds for Trumbull. Trumbull will be located at 1501 Bagley Street, Detroit, MI 48216 / Wayne County.** Trumbull is part of the proposed redevelopment of the Clement Kern Gardens site in Detroit's historic Corktown neighborhood. Trumbull will include a 4-story, new construction building situated along Trumbull (between Trumbull and Labrosse) containing a total of 88 units. Of the 88 units, 72 will be affordable units and 16 market rate units. Affordable units targeted towards tenants earning between 30% to 80% of area median income. Rental assistance through the use of MSHDA and PHA vouchers will be available for 19 units, and HOME funding assistance provided to 12 of the units. Of the units, 23 are studios, 51 are 1-bedroom, and 14 are 2-bedroom units.

Trumbull – Detroit/Wayne County
#88 units new construction/rehabilitation
#13 units MSHDA Project Based Vouchers
#6 units PHA PBVs
#12 HOME units
City of Detroit HOME - \$2,639,615
City of Detroit CNI - \$3,303,312
City of Detroit CDBG-DR - \$3,102,142
\$13,122,575 Low Income Housing Tax Credit Equity
\$8,367,977 Berkadia 221(d)4
\$8,000,000 Comerica Equity Bridge Loan:
\$7,200,000 MSHDA Gap Funds

\$1,131,821 Deferred Developer Fee
\$38,867,442 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 **08/11/2025** 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 **CKG Trumbull 4 LDHA L.L.C** 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