

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

September 18, 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 to be undertaken by the City of Detroit.

REQUEST FOR RELEASE OF FUNDS

On or about October 6, 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. 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:

Project Title: Villages of Parkside IA & IB; 5250 Conner Street, Detroit, Michigan 48213

For the Purpose Of: Creating 160 units of affordable housing in the City of Detroit. The project includes new construction of three four-story residential apartment buildings (116 units) and three blocks of two-story residential townhouses (44 units). Additional amenities include 120 spaces of parking on a paved lot, a green space, and upgraded landscaping. The proposed project is the first of two potential phases of the Villages and Parkside redevelopment. A separate review for an additional phase will be completed if and when the project receives future federal allocations.

FUNDING

Private Construction Loan - \$28,094,801
CDBG-DR - \$8,000,000
Soft Financing - \$16,000,000
Private Equity - \$14,374,946
DHC Development Funds from Prior Equity Sales - \$3,500,000
Ginosko Modular Loan - \$3,346,000
Interim Income - \$1,370,927
Other Credit Equity - \$1,298,388
Detroit Housing Commission Project Based Vouchers – 160
Total Development Costs - \$75,985,062

FINDING OF NO SIGNIFICANT IMPACT

The City of Detroit has determined that the activities proposed 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) that documents the environmental determinations for this project is available 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 October 3, 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 recipient to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds 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 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. Potential objectors should contact HUD 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