

Development: The Collection in Detroit
Date of Notice: 09/05/2025
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370

Notice of Intent to Request a Release of Funds

On or about **09/15/2025** the Michigan State Housing Development Authority (MSHDA) will submit a request 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, and Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as amended to undertake the project known as **The Collection in Detroit**, for the purpose of:

MSHDA intends to award **The Collection 2025 MHT Limited Dividend Housing Association, LLC** up to **\$860,479 of HOME funds** for **The Collection in Detroit**. **The Collection in Detroit is/will be** located at **625 Field Street, Detroit 48214 (Aaron Apartments), 1764 Field Street, Detroit 48214 (Field Place Apartments), and 2725 West Boston, Detroit 48206 (West Boston 2 Apartments)**. The Collection in Detroit ("The Collection") is a group of three (3) existing properties totaling 81 units. This project is to complete the long-term preservation and substantial rehabilitation of the three properties. The repositioning of these three non-contiguous properties will include combining them as a single scattered site development. The redevelopment of The Collection will provide funding for the repair or replacement of several major building components that have reached the end of their useful lives. Of the 81 units, 10 will be HOME units.

Aaron Apartments is a three-story building. There are 27 units, all of which are covered by a Section 8 HAP contract that was renewed in 2013. The Development includes 25 one-bedroom units and 2 two-bedroom units.

Field Place Apartments is a three-story building. There are 16 units, all of which are covered by a Section 8 HAP contract that was renewed in 2013. The Development includes 3 studio units, 1 one-bedroom unit and 12 two-bedroom units.

West Boston 2 Apartments is a four-story building. There are 38 units, of which 35 are covered by a Section 8 HAP contract that was renewed in 2013. The Development includes 37 one-bedroom units averaging 600 square feet and 1 two-bedroom unit at 700 square feet.

The Collection in Detroit –Detroit / Wayne County

81 units rehabilitation

10 HOME Units

\$860,479 MSHDA HOME

\$6,326,323 MSHDA Permanent Mortgage

\$6,149,654 Equity Contribution from Tax Credit Syndication

\$491,769 Income from Operations

\$100 Member Equity

\$3,214,302 General Partner Note

\$870,494 Deferred Developer Fee

\$11,225,801 Construction Loan

\$17,913,121 Approximate Total Development Cost

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at MSHDA offices at 735 E. Michigan Ave., Lansing, MI and may be examined or copied weekdays from 8:00 a.m. to 5:00 p.m. Please contact Daniel Lince of MSHDA at (517) 335-0183 for further information.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to MSHDA. All comments received by **09/12/2025** will be considered by MSHDA prior to authorizing submission of a request for release of funds.

Release Of Funds

MSHDA certifies to HUD that Anthony Lentych in his capacity as MSHDA's Chief Housing Investment 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 **The Collection 2025 MHT Limited Dividend Housing Association, LLC** to use Program funds.

Objections To Release Of Funds

HUD will consider objections to its release of funds and MSHDA certification received by **09/30/2025** or for a period of fifteen days following its actual receipt of the request (whichever is later) only if they are one of the following bases: (a) the certification was not executed by MSHDA's Certifying Officer; (b) MSHDA 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 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 DetroitCPD@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Anthony Lentych

Chief Housing Investment Officer, Certifying Officer