

Development: Preserve on Ash III
Date of Notice: October 23, 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 November 10, 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 1) Project Based Voucher (PBV) funds under 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)), 2) HOME funds under Title II of the National Affordable Housing Act of 1990, and 3) Choice Neighborhood Initiative (CNI) 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) as amended, to undertake a project known as **Preserve on Ash III** for the purpose of:

MSHDA and the City of Detroit intends to award **The Preserve on Ash III Limited Dividend Housing Association LLC** up to **21 MSHDA PBVs, \$2,365,488 of City of Detroit HOME funds, and \$3,884,512 City of Detroit CNI funds** for Preserve on Ash III. Preserve on Ash III is located at the following addresses: 3081, 3063, 3055, 3045, and 3071 14th Street, 3084, 3092, 3098, and 3106 15th Street, and 3107, 3099, 3093, 3087, 3075, 3067, 3059, 3051, and 3043 16th Street, Detroit, Michigan.

For the Purpose of: Creating 60 units of affordable housing in the North Corktown neighborhood as part of the Choice Neighborhood Grant. The project includes acquisition and new construction of three apartment buildings containing 30 one-bedroom, 16 two-bedroom, and 6 three-bedroom apartments, and 8 townhomes with 8 two-bedroom units. The project amenities will include centralized management and maintenance offices, community room/lounge, additional residential storage, bike storage and exterior recreational space. 52 parking spaces will be provided across the development.

Preserve on Ash III – Detroit/Wayne County
#60 units new construction/rehabilitation
#21 units MSHDA Project Based Vouchers
#13 units City of Detroit HOME
\$2,365,488 City of Detroit HOME
\$3,884,512 City of Detroit CNI
\$3,432,475 MSHDA Housing Trust Funds
\$299,000 Accrued Soft Interest
\$3,562,040 MSHDA Permanent Mortgage
\$14,880,549 Equity Contribution from Tax Credit Syndication
\$1,000,000 Bedrock Financial Funds
\$1,000,000 EGLE Grant
\$1,207,110 DTE Utility Rebate

\$2,402,260 Recontributed Developer Fee
\$455,165 Deferred Developer Fee
\$100 GP Contribution
\$34,485,310 Approximate Total Development Cost

Notice of Finding Of No Significant Impact (FONSI)

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 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. A request to review the ERR can be submitted to dwoinenp@detroitmi.gov. 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 or the City of Detroit's address written above. All comments received by November 7, 2025 will be considered by MSHDA or 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 **The Preserve on Ash III Limited Dividend Housing Association LLC** 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