

Development: VOA St. Mary
Date of Notice: October 13, 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 **October 29, 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) VASH Voucher** funds under Section 8(o)(19) of the United States Housing Act of 1937, 42 U.S.C. 1437f(o)(19) **3) HOME** funds under Title II of the National Affordable Housing Act of 1990, **4) HOME - ARP** funds from Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("HOME-ARP" as amended and Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)), and **5) Community Development Block Grant (CDBG)** funds authorized under Title I of the Housing and Community Develop Act of 1974 (Public Law 93-383) as amended, to undertake a project known as **VOA St. Mary** for the purpose of:

MSHDA and the City of Detroit intend to award **VOA St. Mary Limited Dividend Housing Association Limited Partnership (9%)** and **VOA St. Mary 4 Limited Dividend Housing Association Limited Partnership (4%)** up to **#51 units of MSHDA Project Based Voucher (PBV) rental assistance, #10 units of VASH voucher rental assistance, \$205,616 of MSHDA HOME funds, \$750,000 City of Detroit HOME funds, \$900,000 of MSHDA HOME-ARP funds, \$2,900,000 of City of Detroit HOME-ARP funds, and \$100,000 City of Detroit CDBG funds for VOA St. Mary.** **VOA St. Mary** is located at **14751 Mansfield, Detroit MI 48227, Wayne County.** This project is the adaptive reuse of 61 family units. Of these units 12 are studio apartments, 45 are 1-bedroom apartments and 4 are 2-bedroom apartments. There are a total of 7 HOME units and 15 HOME-ARP units.

VOA St. Mary – Detroit/Wayne County

9% Funding Information

#38 Units Adaptive Re-use

#2 HOME Units

#2 HOME-ARP Units

#28 MSHDA PBVs

#10 MSHDA VASH Vouchers

\$300,000 City of Detroit 2021 HOME-ARP

\$386,449 City of Detroit 2022 HOME Entitlement

\$63,552 City of Detroit 2025 Reprogrammed CDBG-CV

\$1,013,936 MSHDA Permanent Mortgage

\$13,941,106 LIHTC Equity

\$2,803,749 Historic Tax Equity

\$21,910 Sponsor Note (VOA MI)
\$250,000 Sponsor Note/FHLBI
\$342,327 Deferred Developer Fee
\$12,847,144 5/3rd 3rd Party Construction Loan
\$19,123,028 Approximate Total 9% Cost

4% Funding Information

#23 units Adaptive Reuse
#5 HOME Units
#13 HOME-ARP Units
#23 units MSHDA PBVs
\$205,616 MSHDA HOME
\$900,000 MSHDA HOME-ARP
\$2,600,000 City of Detroit 2021 HOME-ARP
\$199,985 City of Detroit 2023 HOME Entitlement
163,567 City of Detroit 2024 HOME Program Income
\$36,449 City of Detroit 2025 Reprogrammed CDBG-CV
\$618,949 MSHDA Permanent Mortgage
\$4,157,397 LIHTC Equity
\$1,719,746 Historic Tax Equity
\$462,778 Sponsor Note (VOA MI)
\$762,500 Sponsor Note/FHLBI
\$573,202 Deferred Developer Fee
\$6,448,098 MSHDA Construction Loan
\$12,400,188 Approximate Total 4% Cost

\$31,523,216 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 or the City of Detroit's addresses written above. All comments received by **October 28, 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 **VOA St. Mary Limited Dividend Housing Association Limited Partnership (9%) and VOA St. Mary 4 Limited Dividend Housing Association Limited Partnership (4%)** 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