

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

December 9, 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 undertaken by the City of Detroit.

**REQUEST FOR RELEASE OF FUNDS**

On or about December 29, 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. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME), and 2. Project Based Vouchers from the Detroit Housing Commission, to undertake a project known as:

Project Title: Jefferson Avenue Apartments: 13003, 13011, 13025, 13035 & 13041 E. Jefferson Avenue, 1138, 1132 & 1126 Dickerson Avenue, and 1053, 1047, 1041, 1035 and 1011 Lenox Street, Detroit, Michigan.

For the Purpose Of: New construction of affordable housing in the Jefferson Chalmers neighborhood of Detroit, Michigan. The project includes acquisition of 13 contiguous undeveloped parcels to construct one single 52-unit four-story 15,840 square feet building. The building will feature one, two, and three-bedroom affordable housing units, a community room, fitness center, computer lab, and on-site EV charging parking. The development will also feature infrastructure improvements and landscaping designed to enhance environmental resilience and accessibility.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Floodplain actions must be employed under guidance of the Michigan EGLE to complete work in the floodplain. 3. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise. 4. Changes in scope must notify the SHPO office immediately. 5. Noise attenuation measures will be incorporated into the building. 6. Any cutting/trimming of potential roosting trees for the Indiana Bat must occur outside of the non-volant season.

**FUNDING**

City of Detroit HOME - \$1,750,000  
Permanent Mortgage Independent Bank - \$2,500,000  
LIHTC Equity Enterprise - \$14,601,040  
DHC Project Based Vouchers – 8  
FHLB - \$1,000,000  
Sponsor Capital Magnet Funds - \$500,000  
Deferred Developer Fee - \$565,607  
**Total Funding: \$20,916,647**

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of Detroit has determined that the project 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) on file at the 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](mailto:dwoinenp@detroitmi.gov).

### **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](mailto:dwoinenp@detroitmi.gov). All comments received by December 26, 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 recipients to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund 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 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](mailto:DetroitCPD@hud.gov) and Ms. Michelle King, PIH Representative, Detroit Field Office at [Environmental-PublicComments@hud.gov](mailto:Environmental-PublicComments@hud.gov). Potential objectors should contact Mr. Hernandez or Ms. King via e-mail 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