

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

February 13, 2026

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 March 3, 2026, 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: 17181 Birchcrest Dr, Detroit, Michigan 48221

For the Purpose Of: Adaptive reuse and new construction of a two-story affordable senior housing apartment community providing 32 one-bedroom/one-bathroom units and four two-bedroom/one-bathroom units of independent senior living located on the existing Gesu Parish campus in Detroit, Michigan. The project will feature the renovation and repurposing of the historic Gesu Parish Center building along with the construction of a new state of the art building to house future residents. The Parish Center will be adaptively rehabilitated providing the 90-year-old building with elevator service and other modern construction amenities. The renovations include community space on the first floor and 13 new apartment units on the first and second floors. A new two-story apartment building will be constructed on the eastern portion of the project site consisting of a leasing office, additional community space and 23 additional residential units. A new parking lot will be constructed on the northeast corner of the site.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Conditions of the Section 106 Conditional No Adverse Effect determination are completed. 3. Asbestos and Lead surveys are required prior to renovation activities and any materials impacted during renovations will be removed by qualified professionals 4. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise.

**FUNDING**

Permanent Mortgage Independent Bank - \$2,017,640.00  
City of Detroit HOME - \$1,450,716.57  
City of Detroit HRD Program Income - \$83,922.43  
Sponsor Loan - AHP -\$700,000.00  
LIHTC Equity – CREA- \$9,502,955.00  
DHC Vouchers - 8  
Special Member Equity - \$100.00  
Managing Member Equity - \$100.00  
Deferred Developer Fee- \$501,196.00  
**Total Funding: \$14,256,630.00**

### **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 March 2, 2026, 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