



Wayne County Community Development Division

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

July 9, 2024
Charter County of Wayne
500 Griswold, 28th Floor
Detroit, Michigan 48226
313-224-0756

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Highland Park Housing Commission and MHT Housing, Inc.

REQUEST FOR RELEASE OF FUNDS

On or about **July 30, 2024**, the **Wayne County** will submit a request to the **HUD** or the release of **funds** under the following funding sources.

Grant Information and Capital Planned Work

2023 Emergency Receivership Funds (MI28E105501-23) \$1,463,519
2022 Capital Fund At Risk, Receivership, Substandard and Troubled Funds (MI28T105501-22) \$3,375,055
2022 Emergency Receivership Funds (MI28E105501-22) \$1,471,809
2020 CFP – Capital Funds (MI28P10550120) \$310,017
2021 CFP- Capital Funds (MI28P10550121) \$325,394
2022 CFP – Capital Funds (MI28P10550122) \$398,562
2023 CFP – Capital Funds (MI28P10550123) \$401,845
2024 CFP – Capital Funds (MI28P10550124) \$415,845

Other Sources –

\$250,186 from FMV proceeds for the “Phase II” (Single family homes and duplex disposition) expenses.

MSHDA LIHTC/4% Funding/Sources

Total Development Sources:	
MSHDA Permanent Mortgage	\$7,495,737
Equity Contribution from Tax Credit Syndication	\$13,092,170
Income from Operations	\$395,622
Other Equity (GP Equity)	\$100
Other: Sellers Note	\$13,900,000
Deferred Developer Fee	\$447,896

Total Permanent Sources \$35,331,525

The Highland Park Housing Commission (“HPHC”) and MHT Housing, Inc. (“MHT”), are partnering to refinance, rehabilitate, and complete a total investment of approximately \$35,000,000 on 8 sites for a total of 160 units named Highland Park Housing Community located throughout the city of Highland Park. The developments are currently owned and managed by the HPHC. As a part of this transaction, HPHC will be going through HUD’s Streamlined Voluntary Conversion process for RAD which will allow for the property to retain project-based rental assistance on 160 units for the future.

The Project includes eight locations, each occupied by a multi-unit residential building. Highland Park Housing Commission Sites
37,39,41,43,45,47,49,51,53 E. Grand, Highland Park
257 Tuxedo, Highland Park
260 W. Grand, Highland Park
12810 Trumbull, Highland Park
13552, 13554, 13556, 13558 Hamilton, Highland Park
13904, 13906, 13908, 13910 3rd, Highland Park
13905, 13907, 13909, 13911 2nd, Highland Park
13725 John R, Highland Park

FINDING OF NO SIGNIFICANT IMPACT

Wayne County has determined that the project has no Historic Properties affecting the improvements and will have no significant impact of 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) # 900000010387241 on file at the Wayne County Offices at 500 Griswold – 28th Floor in Detroit, Michigan 48226 **and** may be examined or copied weekday’s _9_A.M to _5_P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to The **Wayne County Community Development Division**. All comments received July 29, 2024, will be considered by **Wayne County** prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

Wayne County certifies to **HUD/ Detroit Michigan** that **Tuesday Redmond** in **her** capacity as **Director** 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/Detroit, Michigan** approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Highland Park Housing Commission to use the above Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the **Wayne County** certification for a period of eighteen 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 **Wayne County** (b) the **Wayne County** 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, Michelle King, Engineer Public & Indian Housing, Community Planning and Development at 477 Michigan Ave, Suite 1600, Detroit, MI 48226 or DetroitCPD@hud.gov**. Potential objectors should contact HUD to verify the actual last day of the objection period.

Tuesday Redmond, Director of Community Development
