



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

February 27, 2025
Charter County of Wayne
500 Griswold Street, 28 Floor
Detroit, Michigan, 48226
313-224-0756

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *4% Westland Limited Dividend Housing Association Limited Partnership and 9% Westland Limited Dividend Housing Association Limited Partnership*.

REQUEST FOR RELEASE OF FUNDS

On or about **March 18, 2025**, the Charter County of Wayne and the Inkster Housing Commission will submit a request to the **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** for the release of (1) **HOME** Investment Partnership Program funds under **Title II** of the **Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12721. et. Seq., as amended**, (2) the release of Inkster Housing Commission PBV funds under Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) and (3) Inkster Housing Commission Faircloth to RAD vouchers under Section 9(g)(3) of the United States Housing Act of 1937 to undertake a project known as **PVM Westland** for the purpose of rehabilitation of the five eastern wings of the existing apartment complex and the new construction of 35 Ranch style dwellings for senior housing, located at 32001 Cherry Hill Road and known as Parcel: 560659900001 , Westland, Michigan 48186.

Wayne County and the Inkster Housing Commission intend to award *4% Westland Limited Dividend Housing Association Limited Partnership and 9% Westland Limited Dividend Housing Association Limited Partnership* (1) \$1,500,000.00 in HOME funds directed by the Charter County of Wayne, (2) \$3,800,000.00 in Section 202 funds directed by HUD, (3) 39 Twenty-year Project-Based Vouchers directed by the Inkster Housing Commission, (4) 10 Faircloth Vouchers directed by the Inkster Housing Commission, and (5) \$750,000 in GRRP Elements funds directed by HUD.

<p>PVM Westland – 9% Westland LDHA LP 29 Inkster Housing Commission PBVs 10 Inkster Housing Commission Faircloth Vouchers \$1,500,000 Wayne County HOME \$2,989,752 Conventional Mortgage: \$10,119,628 Equity Contribution from LIHTC Tax Credit \$104,423 Income from Operations \$100 General Partner Equity \$4,152,047 Sponsor Note \$417,000 Deferred Developer Fee: \$19,282,950 Approximate Total Development Cost</p>	<p>PVM Westland – 4% Westland LDHA LP 10 Inkster Housing Commission PBVs \$3,800,000 HUD 202 Capital Advance \$859,825 Conventional Mortgage: \$6,907,132 Equity Contribution from LIHTC Tax Credit \$10,100 General Partner Equity \$750,000 HUD Green and Resilient Retrofit Program \$8,639,038 Sponsor Note \$85,000 Deferred Developer Fee: \$21,051,095 Approximate Total Development Cost</p>
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FINDING OF NO SIGNIFICANT IMPACT

The Charter County of Wayne 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) # 900000010387458 on file at the Guardian Building, Community Development Divisions offices located at 500 Griswold Street, 28 Floor, Detroit, Michigan 48226 and may be examined or copied weekday's 9:00 A.M to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the **Wayne County Offices**. All comments received **by March 17, 2025**, will be considered by the Charter County of Wayne prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The Charter County of Wayne and Inkster Housing Commission certifies to **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** that Delorean Homes in his capacity as Economic Vitality Division 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. **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the **4% Westland Limited Dividend Housing Association Limited Partnership and 9% Westland Limited Dividend Housing Association Limited Partnership** to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Charter County of Wayne's and Inkster Housing Commission 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 Charter County of Wayne; (b) the Charter County of Wayne 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**. Potential objectors should contact HUD to verify the actual last day of the objection period.

**Delorean Homes, Interim Director Community Development Division
500 Griswold Street, 28 Floor
Detroit, Michigan, 48226
313-224-0756**
