

**COMBINED NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT
AND NOTICE OF INTENT TO REQUEST FOR RELEASE OF FUNDS**

Date of Notice: 10/02/2024

**Michigan State Housing Development
Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370**

**Oakland County Michigan
1200 N. Telegraph Road
Pontiac, Michigan 48341
248-858-1000**

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 **10/22/2024** the Michigan State Housing Development Authority (MSHDA) and Oakland County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME - ARP funds from Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("HOME-ARP") as amended, to undertake a project known as **Lighthouse Project** for the purpose of:

MSHDA and Oakland County intends to award **South Oakland Shelter (DBA Lighthouse) Non-Congregate Shelter** up to (1) **\$1,491,746 dollar amount of MSHDA HOME funds** and (2) **\$1,000,000 of Oakland County HOME funds** for **Lighthouse Project**. The **Lighthouse Project** is located at Vacant Lot, Hovey St, 9 Park place, 15 Park Place, 11-13 Hovey St, 17-19 Hovey St, 80 Cottage St, 130 Center St, 86 Cottage St Pontiac, MI. Lighthouse Project is redeveloping the current Lighthouse Pontiac Campus in Oakland County. The shelter component of our campus redevelopment will include enhancing our existing 54 bed non-congregate family shelter, developing 98 new non-congregate shelter beds for families, and developing a dining hall serving all shelter residents. MSHDA HOME-ARPA funds will specifically support the development of our 98 new non-congregate shelter beds. These beds are comprised in 21 units and will be separated into 16 – 4 bed family units, 4 – 6 bed family units and 1 – 10 bed family unit.

**Lighthouse Project–Pontiac/Oakland County
#21 units new construction/rehabilitation
\$1,491,746 MSHDA HOME-ARP Non-Congregate Shelter Grant
\$1,000,000 Oakland County HOME-ARP
\$7,000,000 Coronavirus Local Fiscal Recovery Funds (LFRF)
\$210,000 Michigan Department of Health & Human Services (MDHHS)
\$3,425,000 Charitable Contributions
\$6,084,000 New Market Tax Credit CDEs
\$1,800,000 CDFI Fund Capital Magnet Fund award
\$1,000,000 Federal Home Loan Bank of Indianapolis
\$2,000,000 Congressionally Direct Spending (CDS) Appropriation
\$500,000 City of Pontiac ARPA
\$6,350,000 Philanthropic Giving
\$30,860,746 Approximate Total Development Cost**

Notice of FONSI

The MSHDA has been 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 or Oakland County Neighborhood & Housing Development Division, 1200 N Telegraph Road, Bldg., 34E, Pontiac, Michigan** and may be examined or copied weekdays 8 A.M to 5 P.M. Please contact Daniel Lince of MSHDA at (517) 335-0183 or Peter Essenmacher at (248) 858-0196 of Oakland County for further information.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to MSHDA's address or Oakland County's address written above. All comments received by **10/21/2024** will be considered by MSHDA and Oakland County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environmental Certification

The MSHDA and Oakland County certifies to HUD that Anthony Lentych in his capacity as Chief Housing Investment Officer and David Coulter in his capacity as County Executive 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 **South Oakland Shelter (DBA Lighthouse) Non-Congregate Shelter** to use Program Funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the MSHDA and Oakland County 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 Oakland County; (b) MSHDA or Oakland County 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. Potential objectors should contact HUD to verify the actual last day of the objection period.

Anthony Lentych, Chief Housing Investment Officer, Certifying Officer
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, MI 48912

David Coulter, County Executive, Certifying Officer
Oakland County Michigan
2100 Pontiac Lake Road
Waterford MI 48328