

Development: Wellspring
Date of Notice: 03/04/2025
Michigan State Housing Development Authority (MSHDA)
735 East Michigan Avenue
Lansing, Michigan 48912
(517) 373-8370

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

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 **03/20/2025** the Michigan State Housing Development Authority (MSHDA) 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 and for the release of Project Based Voucher (PBV) funds under Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as amended, to undertake a project known as **Wellspring** for the purpose of:

MSHDA intends to award **Wellspring Limited Dividend Housing Association Limited Partnership** up to **\$11,199,406 dollar amount of HOME-ARP funds** for **Wellspring**. Wellspring will be located at **24201 Hooper Boulevard, Southfield, MI 48033, Oakland County**. Wellspring is a 72-unit proposal that will be located within six buildings. Sixty of the units will be Permanent Supportive Housing ("PSH") units. There will be one building with 1-bedroom units and a second building with two- and three-bedroom units for the PSH residents. Each of these buildings will have more than 1,000 net square feet of community space, and will be located on a 1.64-acre parcel at 24201 Hooper Blvd. The remaining four buildings will consist of three townhomes each for a total of 12 townhomes, located on a 1.21-acre parcel at the corner of Berg Road and Hooper Blvd. The townhomes include one unit for a property manager and 11 non-PSH units for families earning less than 60% of area median income ("AMI"). Of the 72 units, 14 will be HOME-ARP assisted. In total there will be 35 1-bedroom units, 20 2-bedroom units, and 17 3-bedroom units.

Wellspring – Southfield/Oakland County

#72 units new construction

#60 units MSHDA PBVs

\$11,199,406 MSHDA HOME-ARP

\$3,469,943 MSHDA Permanent Mortgage

\$10,674,988 Equity Contribution from Tax Credit Syndication

\$2,000,000 Opioid Settlement Funds

\$2,600,000 Oakland County ARPA/SLFRF

\$32,287 Income from Operations

\$135,986 Solar Tax Credits

\$1,115,106 Sponsor Loan

\$1,377,000 GP Capital

\$654,944 Deferred Developer Fee

\$17,600,000 Construction Loan

\$33,259,660 Approximate Total Development Cost

Notice of Finding Of No Significant Impact (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** and may be examined or copied weekdays 8 A.M to 5 P.M. Please contact Daniel Lince of MSHDA at (517)

335-0183 for further information.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to MSHDA's address written above. All comments received by **03/19/2025** will be considered by MSHDA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environmental Certification

The MSHDA certifies to HUD that Anthony Lentych in his capacity as Chief Housing Investment 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 **Wellspring Limited Dividend Housing Association Limited Partnership** to use Program Funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the MSHDA 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; (b) MSHDA 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