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

09/17/2025
Oakland County Michigan
1200 N. Telegraph Road
Pontiac, MI, 48341
(248) 858-0493

Southfield Housing Commission
C/O City of Southfield
26000 Evergreen Road
PO Box 2055
Southfield, MI, 48037-2055
(248) 796-5110

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Oakland and the Southfield Housing Commission.

REQUEST FOR RELEASE OF FUNDS

On or about October 3, 2025, will authorize the County of Oakland and the Southfield Housing Commission will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Home Investment Partnership Program (HOME) funds under Title I of the Housing and Community Development Act of 1974, as amended, the Cranston Gonzales National Affordable Housing Act 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 John Grace Arms for the purpose of:

Freddie Mac Permanent Loan - $3,650,000

Low Income Housing Tax Credit Equity - $11,257,610

Southfield Nonprofit Neighborhood Corporation - $1,300,000

Atlanta Federal Home Loan Bank - $750,000

EGLE Funding - $180,000

MSHDA Funding - $388,601

DTE Incentives - $515,000

Oakland County HOME - $1,400,000

Federal Historic Rehabilitation Tax Credits - $2,044,763

Solar Panel Tax Credits - $157,571

HUD Section 202 Grant - $1,600,000

Southfield Brownfield Redevelopment Authority - $1,000,000

Deferred Developer Fee - $334,500

John Grace Arms will also benefit from 33 project-based vouchers from the Southfield Housing Commission. They will execute a 20-year contract for these vouchers. HUD will also fund 23 PRAC (Project Rental Assistance Contract) units annually.

John Grace Arms is a senior housing community consisting of 60 senior apartments located at the southeast corner of Emmett and Indian Streets, city of Southfield. This senior housing community will provide a variety of recreational, social, cultural and community-oriented opportunities and spaces for its residents. The apartment community will consist of 51 one-bedroom apartments and 9 two-bedroom apartments. The historic John Grace School will be adaptively repurposed into 18 apartments and over 5,000 square feet of community space will be provided. The former kindergarten room will be converted into a quiet reading and multi-purpose activities room. The gymnasium will serve as a community space for the residents and the surrounding neighborhood. The original library on the second floor will be preserved. The John Grace Arms property is 4.62-acres in size. An approximate .6-acre public park and playground will be dedicated as a passive and active public park and recreation space, as well as storm water retention (rain garden feature). This .6 acre parcel will be owned by the City. A new addition will be added to the former school. This addition will consist of 42 apartments comprised of 37 one-bedroom apartments and 5 two-bedroom apartments. The addition's design is intended to respect and compliment the aesthetic of the existing John Grace School. The exterior of the new building is to be primarily brick. John Grace Arms is located at 21030 Indian Street in the city of Southfield.

FINDING OF NO SIGNIFICANT IMPACT

The County of Oakland and the Southfield Housing Commission 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 Oakland County Neighborhood & Housing Development Division, 1200 N Telegraph Road, Bldg., 34E, Pontiac, MI and may be examined or copied weekday’s 8 A.M to 5 P.M and the Southfield Housing Commission, 26000 Evergreen Road, PO Box 2055, Southfield, MI or copied weekday’s from 8 A.M to 5 P.M . Please contact Peter Essenmacher of Oakland County at (248) 858-0196 or Fred Zorn at (248) 796-5110 for further information.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Oakland and the Southfield Housing Commission. All comments received by October 2, 2025, will be considered by the County of Oakland and the Southfield Housing Commission prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS (Vouchers)

The County of Oakland and the Southfield Housing Commission certifies to HUD that David Coulter in his capacity as County Executive and Fred Zorn in his capacity as City Administrator 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 Southwest Housing Solutions Corporation to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the County of Oakland and the Southfield Housing Commission 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 the name David Coulter and Fred Zorn; (b) the County of Oakland and the Southfield Housing Commission 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 DetroitCPD@hud.gov***. Potential objectors should contact HUD to verify the actual last day of the objection period.

David Coulter, County Executive, Certifying Officer
Oakland County Michigan

Fred Zorn, City Administrator
City of Southfield