



Economic Development

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

June 30,2026

**Wayne County Community Development Division
500 Griswold – 28th Floor
Detroit, Michigan 48226
313-224-6418**

These notices satisfy two separate but related procedural requirements for activities to be undertaken by Wayne County.

REQUEST FOR RELEASE OF FUNDS

On or about July 21st,2026, Wayne County will submit a request to the HUD, Department of Housing and Urban Development, 477 Michigan Ave. 16th Floor, Detroit, Michigan 48226 for the release of HOME Investment Partnership Program under Title/Section II of the Cranston- Gonzalez National Affordable Housing Act (42 U.S.C. 12721. Et Seq) as amended. to undertake a project known as: The Wesson Apartment Development Project Title: Wesson Apartments; 5850 Michigan Ave. and 4028 Wesson St., Detroit, Michigan.

For the Purpose Of: This is the second phase of the 5800 Michigan Avenue (now Campbell Apartments) project, known as The Wesson Apartments. This phase includes new construction of four-story mixed-use building on 5850 Michigan Avenue and a gated parking lot on 4028 Wesson Street. The Wesson building will create 32 units (seven one-bedroom units, 78 two-bedroom units, and seven three-bedroom units) of permanent supportive housing. The first floor will provide 7,720 commercial space and community space. Additionally, there will be a shared outdoor green space for residents.

Mitigation Measures/Conditions/Permits: 1. Remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Noise attenuation measures will be incorporated into the building. 3. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise.

Funding Sources:

*MSHDA PBV's - 32
MSHDA Permanent Mortgage - \$2,359,447
LIHTC Equity - \$7,476,869
MSHDA HOME-ARP - \$7,360,379
Wayne County HOME - \$1,400,000
City of Detroit HOME-ARP - \$2,309,948
GP Capital Contribution - \$7,089,522
Accrued Contingent Loan Interest - \$779,070*

CMF Grant - \$849,647
EGLE Grant - \$7,730,000
Deferred Developer Fee - \$739,709
MSHDA Construction Loan - \$8,876,357

Total Funding: \$27,650,330

FINDING OF NO SIGNIFICANT IMPACT

The **Wayne County** 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 Wayne County can be examined at Wayne County offices located at 500 Griswold, 28th Floor, Detroit, MI 48226 and may be examined or copied weekday's 8 A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Wayne County Community Development Division. All comments received by **July 20th, 2026**, after the 18-day period will be considered by the **Wayne County** prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The **Wayne County** certifies to **HUD/Michigan** that **Betsy Palazzola** 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/Michigan** approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Wayne County to use 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 **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, 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.

Betsy Palazzola Director of Community Development
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ECONOMIC DEVELOPMENT DEPARTMENT, COMMUNITY DEVELOPMENT DIVISION
500 Griswold, Detroit, Michigan 48226 • (313) 224-0420 • www.WayneCountyMI.gov

