

## **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

February 16, 2026

City of Detroit, Housing and Revitalization Department  
Coleman A. Young Municipal Center, 2 Woodward Ave., Suite 908  
Detroit, Michigan, 48226  
Telephone: 313.224.2933

### **REQUEST FOR RELEASE OF FUNDS**

On or about February 25, 2026, the City of Detroit will submit a request to the U.S. Department of Housing and Urban Development (HUD) Detroit Field Office for the release of 1. HOME Funds authorized under Title II of the National Affordable Housing Act of 1990 (HOME), and 2. Project Based Vouchers from the Pontiac Housing Commission, to undertake a project known as:

Project Title: Orchestra Tower; 3501 Woodward Avenue, Detroit, Wayne County, Michigan 48201, Detroit, Michigan.

For the Purpose Of: Acquisition and rehabilitation project of an existing senior housing apartment building at 3501 Woodward Avenue, Detroit, Wayne County, Michigan 48201. The Subject Property consists of 101 studio apartment units, ranging from 500 to 560 square feet, and 147 one-bedroom apartment units ranging from 600 to 672 square feet, for a total of 248 apartment units. The rehabilitation work includes, but is not limited to, kitchen upgrades and appliances, bathroom upgrades and appliances, window replacements, HVAC upgrades, reconfiguration of common areas and offices, refinished balconies, roof replacement, and parking lot updates. The site will provide 64 parking spaces.

Mitigation Measures/Conditions/Permits: 1. If the scope changes, remedial action must be employed under the guidance of the Michigan EGLE to address onsite contaminants. 2. Hours of construction shall be in accordance with local code to mitigate temporary construction phase noise. 3. Noise attenuation measures will be incorporated into the building. 4. Asbestos and Lead surveys are required prior to renovation activities and any materials impacted during renovations will be removed by qualified professionals

### **FUNDING**

MSHDA Permanent Loan – \$26,778,376  
LIHTC-NEF – \$20,989,532  
Income from Operations – \$2,533,683  
City of Detroit HOME – \$204,058  
City of Detroit AHD – \$2,609,545  
City of Detroit CDBG - \$1,350,897  
Sponsor Note – \$6,364,000  
Housing Assistance Payments (HAP) – 213  
Pontiac Housing Commission Project-Based Vouchers - 35  
Deferred Developer Fee – \$2,375,686  
**Total Development: \$63,205,777**

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act Requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Coleman A. Young Municipal Center (CAMYC), 2 Woodward Ave., Suite 908, Detroit, Michigan 48226 and may be examined or copied with an appointment weekday's 9 A.M. to 4 P.M. A request to review the ERR can be submitted to [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov).

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit oral or written comments on the ERR to Penny Dwoinen, the City of Detroit Environmental Review Officer at telephone: 313.224.2933 or email: [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov). All comments received by February 24, 2026, will be considered by the City of Detroit prior to authorizing submission of a request for release of funds.

### **RELEASE OF FUNDS**

The City of Detroit certifies to HUD that Ms. Julie Schneider, in her capacity as Director of the Housing and Revitalization Department at the City of Detroit 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 City of Detroit to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City of Detroit's certification received by March 12, 2026, or for a period of fifteen (15) 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 City of Detroit; (b) the City of Detroit 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](mailto:DetroitCPD@hud.gov), and Ms. Michelle King, PIH Representative, Detroit Field Office at [Environmental-PublicComments@hud.gov](mailto:Environmental-PublicComments@hud.gov). Potential objectors should contact Mr. Hernandez or Ms. King via e-mail to verify the actual last day of the objection period.

### **NOTICE OF NON-DISCRIMINATION**

The City of Detroit does not discriminate on the basis of age, color, creed, handicap, national origin, race, sex or sexual orientation. Persons or groups with discrimination complaints may file those complaints with the City of Detroit Human Rights Department, 2 Woodward Avenue, Suite 1026, Detroit, Michigan, 48226.

Ms. Julie Schneider, Director, Housing and Revitalization Department, City of Detroit