

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

July 15, 2026

City of Traverse City Michigan
400 Boardman Avenue
Traverse City, MI 49684
(231) 922-4700

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by *Orchardview Apartments Limited Dividend Housing Association Limited Partnership*.

REQUEST FOR RELEASE OF FUNDS

On or about **July 30, 2026**, the City of Traverse City will authorize the Traverse City Housing Commission to submit a request for release of funds to the **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** for the release of Traverse City Housing Commission PBV funds under Section 8 (o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437) to undertake a project known as **Orchardview Apartments** for the purpose of rehabilitation of 21 existing townhomes and the construction of two new construction apartment buildings with 33 units for family housing, located at 10200 East Carter Centre, Traverse City, Michigan 49684.

The City of Traverse City and the Traverse City Housing Commission intend to award *Orchardview Apartments Limited Dividend Housing Association Limited Partnership* twenty-one (21) Project-Based Vouchers directed by the Traverse City Housing Commission.

Sources Breakdown

21 PBVs administered by the Traverse City Housing Commission	
9% LIHTC Equity	\$11,154,984
Permanent Mortgage	\$5,541,915
Sponsor Loan	\$2,250,000
TCHC Capital Funds	\$1,200,000
Deferred Developer Fee	\$477,056
City Reimbursement - Watermain	\$96,282
Approximate Total Funding Sources	\$20,720,237

FINDING OF NO SIGNIFICANT IMPACT

The City of Traverse City 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 the City of Traverse City Clerk's Office located at 400 Boardman Avenue, Traverse City, MI 49684 and may be examined or copied weekday's 9:00 A.M to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the **City of Traverse City Clerk's Office**. All comments received by **July 25, 2026**, will be considered by the City of Traverse City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The City of Traverse City and the Traverse City Housing Commission certifies to **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** that Daniel J. Kelly in his capacity as the City Attorney 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. **U.S. Department of Housing and Urban Development (HUD) Detroit Field Office, Michigan** approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the *Orchardview Apartments 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 City of Traverse City and the Traverse City 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 City of Traverse City; (b) the City of Traverse City 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 Michelle King, PIH Representative, Detroit Field Office, U.S. Department of Housing and Urban Development at 477 Michigan Avenue 16th Floor, Detroit Michigan 48226. Objections can also be submitted via email at Environmental-PublicComments@hud.gov . Potential Objectors should contact Michelle King via telephone at : 313.234.7397 or by email at Michelle.d.king@hud.gov to verify the actual last day of the objection.

Daniel J. Kelly
City Attorney