

Early Notice and Public Review of a Proposed Activity in a Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that the Michigan State Housing Development Authority (MSHDA) under 24 CFR Part 58 has determined that the following proposed action under MSHDA HOME funding will impact wetland habitat, and MSHDA will be identifying and evaluating practicable alternatives to locating the action within the wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project is located in the western portion of 16925 Ability Way, in Grand Haven, (Ottawa County) MI. The proposed action (Gracious Grounds) includes the construction of an approximately 24,167 sq ft, three-story, 77-unit residential building offering 75 revenue-based, one-bedroom apartments to support special needs individuals/households and two non-revenue manager units. A wetland assessment report dated November 13, 2023, identified two areas meeting forested wetland habitat criteria on the property; Wetland A (0.19a) located along the western property boundary and Wetland B (0.19a) in the southeastern corner, both wetlands extend off the property to adjoining sites. Impacts to the wetlands were determined to be necessary to accommodate the construction of a fire access road north of the building, a larger stormwater retention basin, accessible walking paths, and required onsite paved parking. A March 29, 2024, Wetland Pre-application Meeting with Michigan Department of Environment, Great Lakes, and Energy (EGLE) Water Resources Division staff determined that a permit under Part 301 and Part 303 of the NREPA is not required for the proposed project. Ecological functions and environmental benefits associated with wetland habitat include local flood control, carbon sequestering, groundwater recharge and filtration, habitat for insects, wildlife, and/or fish, and societal value (bird watching, visual appeal, photography, fishing) have the potential to be adversely affected by the activity.

There are three primary purposes for this notice. First, people who may be affected by activities in the wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetland can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by MSHDA at the following address on or before April 29, 2025: MSHDA - 735 E. Michigan Ave P.O. Box 30044. Lansing, MI 48909 and 517.335-5982 Attention: Megan Castro, Environmental Officer. A full description of the project may also be reviewed from 8am – 5pm at the MSHDA Lansing Office. Comments may also be submitted via email at castrom5@michigan.gov.

Date: April 14, 2025