NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR TIERED PROJECTS AND PROGRAMS

November 05, 2026

Ingham County Land Bank
3024 Turner Rd.
Lansing, MI 48906
517-267-5221

On or about November 13, 2026 Ingham County Land Bank will request the Michigan State Housing Development Authority (MSHDA) to release CDBG funds under Title I of the Housing and Community Development Act of 1974, as amended.

Program funds will be used to undertake a project known as Five Year Environmental Review for MSHDA CDBG-Funded Homeowner Rehabilitation for the purpose of providing units of local government with funds to provide homeowners, Ingham County, earning at or below 80% of the area median income with assistance for essential home repairs. The Homeowner Rehabilitation program aims to improve quality of life for local residents by funding essential home repairs for properties occupied by households earning at or below 80% of the area median income. All repairs must: be eligible under CDBG guidelines as defined in the MSHDA CDBG Policy Manual; comply with local building codes; and meet the MSHDA Housing Rehabilitation Standards. The maximum allowance per household is up to $40,000. The program will service single family homes within Ingham County. The length of time covered by this review is 5 years from release date for the grant numbers and fiscal years: B-23-DC-26-0001; B-24-DC-26-0001; B-25-DC-26-0001; B-26-DC-26-0001; B-27-DC-26-0001; NDD-2023-6073-CDB; NDD-2022-6073-CDB-02. The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements.

Estimated Total Program Cost: 3,230,000

The Tier I broad assessment of the project area revealed no serious environmental adverse impacts for: Clean Air Act; Coastal Barrier Resources; Coastal Zone Management; Explosive & Flam. Operations; Farmlands Protection; Sole Source Aquifers; Wetlands Protection; Wild and Scenic Rivers; and Environmental Justice.

Tier II site-specific environmental analyses will be conducted as project sites are identified and will include the following factors: Airport Hazards; Flood Insurance; Contamination and Toxic Substances; Endangered Species; Floodplain Management; Historic Preservation, SHPO; Historic Preservation, THPO; and Noise Abatement and Control.

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Ingham County Land Bank, 3024 Turner Rd., Lansing, MI 48906. The record is available for review and may be examined or copied weekdays, 8 a.m. to 4:30 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Ingham County Land Bank. All comments received by November 12, 2026 will be considered prior to requesting a release of funds.

ENVIRONMENTAL CERTIFICATION

Ingham County Land Bank certifies to MSHDA that Ingham County Land Bank and Roxanne Case in his/her capacity as Executive Director and Certifying Officer, 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. MSHDA's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Ingham County Land Bank to use HUD Program funds.

OBJECTIONS TO RELEASE OF FUNDS

MSHDA will accept objections to its release of funds and the Grantee's 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 Grantee; (b) the Certifying Officer 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 or other participants in the development process has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by MSHDA; 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 can be sent via email to mshda-cdbg@michigan.gov or through the mail, addressed to MSHDA - CDBG, 735 East Michigan Avenue, Lansing, MI 48912. Potential objectors should contact MSHDA to verify the actual last day of the objection period.

Roxanne Case, Executive Director
Grantee

TIERED REVIEW STRATEGY

Grantee: Ingham County Land Bank

Grant No. B-23-DC-26-0001; B-24-DC-26-0001; B-25-DC-26-0001; B-26-DC-26-0001; B-27-DC-26-0001; NDD-2023-6073-CDB; NDD-2022-6073-CDB-02

Jurisdiction: **Ingham County**

Source of Federal Funds: CDBG

Program Type: **Homeowner Rehabilitation Program**

The Responsible Entity has determined that a tiered environmental review will be conducted on this grant's program activities because not all project sites have been identified at the time the Environmental Review process is being undertaken. The tiered review will allow for 1) the broad analysis of environmental impacts that may or may not occur on a typical site within the geographic area covered by these activities (Tier I) and 2) follow up analysis of individual sites as they are identified (Tier II). No funds will be committed to any one project site until both levels of the tiered review are completed for that project.

Tier I Review:

The Tier I Review covers the geographic area defined as: **Housing Partnership Region I.** All environmental compliance factors on the **Statutory Checklist** applicable to this target/geographic area have been reviewed for compliance and all supporting documentation is provided. The 58.6 environmental factors ☒ have ☐ have not been included in the Tier I Statutory Checklist. Environmental impacts that will vary by site have been identified as needing a "site-specific review" and will be resolved in the Tier II review when specific project locations are known.

Upon completion of the Tier I Review, Local Units of Government will publish or post the **Notice of Intent to RROF for Tiered Projects** for public review with comment(s) and the Request for Release of Funds and Certification will be forwarded to **MSHDA**.

The anticipated Release of Funds date is: **12/01/2026**.

Tier II Review:

The Tier II, site-specific review will be undertaken on individual project sites as they are selected for assistance using the *Tier II Site-Specific Checklist form*. This form will be created to address the following unresolved **58.5** factors identified during the Tier I Review of this grant program:

☐ Clean Air Act	☐ Coastal Zone Management	☒ Cont. & Toxic Substances
☒ Endangered Species	☐ Explosive & Flam. Operations	☐ Farmlands Protection
☒ Floodplain Management	☒ Historic Pres., SHPO	☒ Historic Pres., Tribal
☒ Noise Abatement/Control	☐ Wetlands Protection	☐ Wild & Scenic Rivers
☐ Environmental Justice		

The following section **58.6** environmental factors will also be included in the Tier II checklist.
☒ Airport Hazards ☐ Coastal Barriers Resources ☒ Flood Insurance

No program funds will be committed to a specific site until the Tier II review has been completed for the site.

If impacts are identified during the Tier II Review that cannot be fully mitigated or corrected for a specific site, the site will be treated as a separate project and the process of environmental review and publishing and requesting release of funds will be undertaken specifically for that site.

If there are no impacts or impacts will be fully mitigated during construction on an individual site, the project will proceed without further notice to the public.

Site specific environmental analyses will be available for review at: **Ingham County Land Bank**

Prepared by: **Erin Markle Palmer, Residential Programs Director, CACS** Date: **10/30/2026**

Responsible Entity Signature:

Local government: Grantee Certifying Officer signs, retains original, sends copy to NDD Staff.

Roxanne L Case Date: 11.5.26

Roxanne Case, Executive Director, Ingham County Land Bank

STATUTORY CHECKLIST

ENVIRONMENTAL REVIEW FOR ACTIVITY/PROJECT THAT IS
CATEGORICALLY EXCLUDED SUBJECT TO SECTION 58.5
PURSUANT TO 24 CFR 58.35(A)

Project Information

Grant Number	B-23-DC-26-0001; B-24-DC-26-0001; B-25-DC-26-0001; B-26-DC-26-0001; B-27-DC-26-0001; NDD-2023-6073-CDB; NDD-2022-6073-CDB-02
Project Name	Five Year Environmental Review for MSHDA CDBG-Funded Homeowner Rehabilitation
Grantee/Responsible Entity	Ingham County Land Bank
Preparer	Erin Markle Palmer, CACS Residential Programs Director
Certifying Officer Name and Title	Roxanne Case, Executive Director
Consultant (if applicable)	The Mannik & Smith Group, Inc.
Project Representative and Phone Number	Erin Markle Palmer 517-230-3067
Project Location (Target area, city, county)	Ingham County - Located within Housing Partnership Region I
Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]	The CDBG Homeowner Rehabilitation Program aims to improve quality of life for local residents by funding essential home repairs for properties occupied by households earning at or below 80% of the area median income. All repairs must: be eligible under CDBG guidelines as defined in the MSHDA CDBG Policy Manual; comply with local building codes; and meet the MSHDA Housing Rehabilitation Standards. The program will service single family homes within the Project Location as described above. The Tier I data covers Clinton, Eaton, and Ingham Counties. The length of time covered by this review is 5 years from release date for the grant numbers and fiscal years: B-23-DC-26-0001; B-24-DC-26-0001; B-25-DC-26-0001; B-26-DC-26-0001; B-27-DC-26-0001; NDD-2023-6073-CDB; NDD-2022-6073-CDB-02
Level of Environmental Review Determination: Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5	24 CFR Part 58.35(a)(3)(i)
Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]	MSHDA will provide units of local government with funds to provide homeowners, within their jurisdictions, earning at or below 80% of the area median income with assistance for essential home repairs.
Existing Conditions and Trends [24 CFR58.40(a)]	Specific addresses are not yet determined in this Tier I review. However, all households must be eligible for

	essential home repairs and earning at or below 80% of the area median income.

Funding Information: See Program Determination for complete list of non-HUD funds.

Activity	Funding Source	Funding Amount
Homeowner Rehabilitation	CDBG	$ 1,180,000
		$
Estimated HUD/CDBG Funded Amount		$ 1,180,000
Estimated non-HUD Funded Amount		$ 2,050,000
Estimated Total Project Cost (All HUD and non-HUD funds combined) [24 CFR 58.32(d)]		$ 3,230,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation to support conclusions.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards - 24 CFR Part 51 Subpart D	Yes ☒ No ☐	According to the Environmental Protection Agency's (EPA) NEPAssist tool accessed on January 23, 2026, there are 16 airports in the Project Area. The attached map depicts the airports within and near the Project Area. 24 CFR § 51.302 states that, "These policies apply not only to new construction but also to substantial or major modernization and rehabilitation and to any other program which significantly prolongs the physical or economic life of existing facilities or which, in the case of Accident Potential Zones: (1) Changes the use of the facility so that it becomes one which is no longer acceptable in accordance with the standards contained in § 51.303(b); (2) Significantly increases the density or number of people at the site; or (3) Introduces explosive, flammable or toxic materials to the area."

		According to MSHDA's CDBG Policy Manual, dated September 12, 2024, Chapter 7, Page 4 substantial improvement consists of any repair, reconstruction, modernization, or improvement of a structure including manufactured housing, in which the cost equals or exceeds 50 percent of market value of the structure. In cases where the reconstruction, structural repairs, or improvement activities do not equal or exceed 50 percent of the market value, it is considered minor improvements, and the activities are in compliance with the item. If rehabilitation activities constitute what is defined as substantial improvement/rehabilitation (valued at or more than 50% of the market value), a site-specific review must be completed. Supplemental documentation is included in Attachment 1.
Coastal Barrier Resources - Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	MSG reviewed the United States Fish and Wildlife Service (USFWS) Coastal Barrier Resource System (CBRS) mapper on January 23, 2026, to evaluate the Project Area. According to the USFWS CBRS mapper, there are no CBRS units located in the Project Area per the attached map. The Project does not have the potential to impact a CBRS unit, and, therefore, is in compliance with the Coastal Barrier Resources Act. Supplemental documentation is provided in Attachment 2.
Flood Insurance - Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☒ No ☐	A Site -Specific Review is necessary to determine whether the Project Site is in a FEMA floodplain zone. Flood insurance is not required for project sites that consist of minor repairs if all aggregated repairs cost less than the National Flood Insurance Program's maximum deductible of $10,000. Housing units receiving over $10,000 of assistance located within a 100-year floodplain will be required to show proof of flood insurance, unless exempted by MSHDA. Supplemental documentation is provided in Attachment 3.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air - Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project Activities do not include construction or conversion of land use to facilitate development of public, commercial or industrial lands or five or more dwelling units. Due to the Project not including these activities, the project is in compliance with the Clean Air Act.

		Supplemental documentation is provided in Attachment 4.
Coastal Zone Management - Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	MSG reviewed the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) Coastal Zone Management Areas (CZMA) map on January 23, 2026. According to the CZMA map, there are no CZMAs in the Project area. The Project does not have the potential to impact a CZMA, and, therefore, is in compliance with the Coastal Zone Management Act. Supplemental documentation is provided in Attachment 5.
Contamination and Toxic Substances - 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	A Site-Specific Review is necessary to ensure the Project activities do not disturb hazardous materials or substances that could affect the health of the occupants and surrounding area. The grantee will review EGLE's Remediation Information Data Exchange (RIDE) database, conduct lead-based paint evaluations (homes constructed before 1978) and asbestos inspections. Refer to the Additional Mitigation Measures and Conditions section of this checklist for further explanation. Supplemental documentation is provided in Attachment 6.
Endangered Species - Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	The Project includes rehabilitation of existing homes which will include interior and exterior renovations. A determination of no effect is anticipated for the Project activities that include interior renovations and select exterior renovations such as replacing exterior siding or repainting the exterior of the existing homes. Project Sites limited to Project activities that would render a no effect determination do not require consultation with the USFWS and the Michigan Department of Natural Resources (MDNR) and therefore is in compliance with the Endangered Species Act. According to the USFWS Information for Planning and Consultation (IPaC) tool, at least one of the following species subject to the Endangered Species Act can be found in every county in this Project Area: • Indiana bat (Myotis sodalist) • Northern Long-eared bat (Myotis septentrionalis) • Tricolored bat (Perimyotis subflavus).

		A Site-Specific Review is necessary for Project Sites that include a roofing component to be in compliance with this Act. Additionally, it is not anticipated that any landscaping or hazardous tree removal activities will be associated with this rehabilitation program. However, Site-Specific Review is necessary if project activities do include these activities. For site specific reviews, grantees must assess if federally listed species and designated critical habitats are within the Project Area. Consultation with FWS will be necessary to determine if species or critical habitats are present. Supplemental documentation is provided in Attachment 7.
Explosive and Flammable Hazards - 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The Project does not include a hazardous facility or a facility that mainly stores, handles or processes combustible chemicals. The Project does not include the development, construction, or rehabilitation that will increase residential densities. No buildings are being converted for habitation, since all rehabilitation activities will take place in owner-occupied single-family residential units, the Project area is in compliance with this requirement. Supplemental documentation is provided in Attachment 8.
Farmlands Protection - Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Project and project activities do not convert agricultural land to non-agricultural land. Additionally, the Project involves rehabilitation of existing residential homes and is not subject to the Farmland Protection Act. Supplemental documentation is provided in Attachment 9.
Floodplain Management - Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☒ No ☐	A Site-Specific Review is necessary to determine whether the Project Site is in a Federal Flood Risk Management Standard (FFRMS) floodplain zone. Refer to the Additional Mitigation Measures and Conditions section of this checklist for further explanation. Supplemental documentation is provided in Attachment 10.
Historic Preservation, SHPO - National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	Due to the Project Activities involving physical alterations to the existing homes, a Site-Specific Review is necessary determine whether the Project Site is classified as a historic property and/or if historic properties will be affected by the Project activities in order to comply with the

		National Historic Preservation Act. Supplemental documentation is provided in Attachment 11.
Historic Preservation, Native American Tribes (THPO) – National Historic Preservation Act of 1966, section 106	Yes ☒ No ☐	Project activity is not likely to affect a historic property of religious and cultural significance based on the "When to Consult with Tribes Under Section 106" checklist attached. However, because the project sites have not been selected during this broad review, tribal consultation is required. A TDAT query will be conducted and the applicable Tribes will be notified on or before the publication date for the Notice of Intent to Request Release of Funds. Supplemental documentation is provided in Attachment 12.
Noise Abatement and Control - Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	The Project does not involve new construction of residential homes or development of land. However, the Project includes rehabilitation of existing residential properties. This project does not include standardized noise attenuation measures to be applied to all rehabilitation projects. Therefore, a Site-Specific Review is necessary to determine whether the Project Site is within the vicinity of potential noise generators including major roads, railroads, and airports. If the Project Site is within the threshold distances of the noise generators, a noise assessment is required, and it must be determined if noise attenuation features are required. Supplemental documentation is provided in Attachment 13.
Sole Source Aquifers - Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	According to the attached Sole Source Aquifer map retrieved from EPA's NEPAassist tool on January 23, 2026, there are no sole source aquifers (SSAs) in the Project Area. The attached map demonstrates the nearest SSA to the Project Area. Supplemental documentation is provided in Attachment 14.
Wetlands Protection - Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The Project activities will rehabilitate existing homes. The Project does not include new construction or expansion of an existing residential structure's footprint. Due to the Project activities not including new construction, expansion, or alteration of the existing building footprints, the Project is in compliance with Executive Order 11990. Supplemental documentation is provided in Attachment 15.

Wild and Scenic Rivers - Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	MSG reviewed the National Wild and Scenic Rivers System on January 22, 2026, to evaluate the Project Area for the nearest wild and scenic river. Depicted in the attached map, there are no rivers designated as wild and scenic located within the Project Area. The Project is in compliance with the Wild and Scenic Rivers Act. Supplemental documentation is provided in Attachment 16.
ENVIRONMENTAL JUSTICE		
Environmental Justice - Executive Order 12898	Yes ☐ No ☒	On January 21, 2025, The Administration of Donald Trump executed Executive Order 14173 - Ending Illegal Discrimination and Restoring Merit-Based Opportunity which under Section 3(a)(i), revoked this compliance item. The section of the Executive Order which rescinds this statutory checklist item reads as follows: "Section 3, Terminating Illegal Discrimination in the Federal Government, (a) The following executive actions are hereby revoked: (i) Executive Order 12898 of February 11, 1994 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)." The Project activities will assist homeowners and occupants of residential properties with home repairs of existing structures. There will not be any new construction or expansion of the existing structures. Due to the Project not supporting acquisition of existing housing, acquisition of land for development or new construction, it has been determined that even with the rescission of Executive Order 12898 the rehabilitation of existing units will not create a disproportionate impact to minority or low- and moderate-income persons. Supplemental documentation is provided in Attachment 17.

Field Inspection (Date and completed by)	N/A
Summary of Findings and Conclusions	Tier II reviews will address: Airport Hazards, Flood Insurance, Contamination and Toxic Substances, Endangered Species, Floodplain Management, Historic Preservation-SHPO, Historic Preservation-THPO, and Noise Abatement and Control

Additional Mitigation Measures and Conditions

Summarize below additional mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with related authorities and factors. These measures/conditions must be incorporated into project contracts,

development agreements, and other relevant documents. Review EGLE permit checklist as a reference and add any additional items below needed to ensure compliance with applicable laws.

Law, Authority, or Factor	Mitigation Measure
Airport Hazards	If rehabilitation activities constitute what is defined as substantial improvement/rehabilitation (valued at or more than 50% of the market value), an assessment will be done to determine if the property is within 2,500 feet of a civil airport or 15,000 feet of a military airport
Flood Insurance	If a home is in a FEMA designated Special Flood Hazard Area, it will undergo further evaluation if flood insurance is required for the property or if the property is not eligible for program assistance. Housing units receiving over $10,000 of assistance located within a 100-year floodplain will be required to show proof of flood insurance, unless exempted by MSHDA.
Contamination and Toxic Substances	The grantee will review publicly available records such as EGLE's RIDE database, EPA Superfund National Priorities, and CERCLA List. If evidence of contamination at the property is identifiedthe contamination shall be mitigated or remediated under the guidance of the appropriate state agency. For homes constructed prior to 1978, the home will undergo the appropriate lead-based paint evaluation and be subject to appropriate mitigation measures to reach compliance with the HUD Lead Safe Housing Rule. An asbestos inspection will be completed in areas where renovation activities are planned. If asbestos is identified, mitigation measures will be developed to be in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration (OSHA). Additionally, grantees will be required to evaluate the potential for radon. If the property is located in an area with high level of radon, radon testing and mitigation will be necessary.
Endangered Species	For properties which the project activities include roofing, landscaping, or hazardous tree removal, grantees will review the endangered species listed in their area and consult with FWS if the project actions will adversely affect them.
Floodplain Management	Under Section 55.13 certain project types must comply with Part 55, but do not require the grantee to complete the 5- or 8-step decision making process. Activities that meet this exception include minor improvements to single-family properties outside of the Limit of Moderate Wave Action (LiMWA), Coastal High Hazard Areas (CHHA), or floodways. According to MSHDA's CDBG Policy Manual, dated September 12, 2024, Chapter 7, Page 4 substantial improvement consists of any repair, reconstruction, modernization, or improvement of a structure including manufactured housing, in which the cost equals or

	exceeds 50 percent of market value of the structure. In cases where the reconstruction, structural repairs, or improvement activities do not equal or exceed 50 percent of the market value, it is considered minor improvements, and the activities are in compliance with the item. If the project activities meet the definition of substantial improvement and is located in a FFRMS floodplain, the grantee must work with a floodplain specialist to determine whether the 8-step decision-making process, the 5-step decision making process, or neither process applies to be in compliance with this Executive Order.
Historic Preservation-SHPO	A Section 106 review must be completed to determine the potential effect on historic properties. If the project is determined to have adverse of effect on historic properties, consultation with the State Historic Preservation Office (SHPO) to avoid, minimize, or mitigate adverse effects. If adverse effects cannot be mitigated, the applicable party may be removed from the project.
Historic Preservation-THPO	Tribal consultation is required if project addresses are unknown, the UGLG shall use TDAT to identify tribes in the project area and the When to Consult with Tribes under Section 106 Checklist shall be sent to them during the Notice of Intent to Request Release of Funds.
Noise Abatement and Control	If a preliminary screening identifies potential noise generators in the vicinity of the home a noise assessment will occur. If the noise assessment documents an unacceptable noise exposure, mitigation measures will be implemented to eliminate the adverse noise impacts.

Determination:

☐ This non-tiered categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR

☐ This non-tiered categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" per Section 58.70 and 58.71 before committing or drawing down any funds; OR

☒ After conducting a Tier I Environmental Review on the project/program target area, it has been determined that this categorically excluded activity/project cannot convert to exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Formal consultation/mitigation will occur as project sites are identified in a Tier II Site-Specific Environmental Review process. All identified actions/mitigation measures required by the Tier II review will be

completed and endorsed by the governing compliance agency before committing or drawing down any funds for the project; OR

☐ This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: _____

Name/Title/Organization: Erin Markle Palmer, Residential Programs Director, CACS

Certifying Officer:

_____ Date: 11.5.26

Name/Title: Roxanne Case, Executive Director, Ingham County Land Bank

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

FINDING OF CATEGORICAL EXCLUSION SUBJECT TO 58.5

(Sec. 58.35a)

Responsible Entity (Grantee): Ingham County Land Bank

Grant # B-23-DC-26-0001; B-24-DC-26-0001; B-25-DC-26-0001; B-26-DC-26-0001; B-27-DC-26-0001; NDD-2023-6073-CDB; NDD-2022-6073-CDB-02

Contact Person: **Roxanne Case**

Phone: **517-267-5221** E-mail: **rcase@ingham.org**

Program: CDBG Program Name: **Homeowner Rehabilitation**

Federal Funds for Project Activities	$1,000,000.00	Source: CDBG
Federal Funds for Administration	$180,000.00	Source: CDBG
Other Funds:	$1,050,000	Source: Ingham County
	$1,000,000	Source: Consumers Energy
Total Program Amount:	$3,230,000	

PROGRAM DESCRIPTION.
Program funds will be used to undertake a project known as Five Year Environmental Review for MSHDA CDBG-Funded Homeowner Rehabilitation for the purpose of providing units of local government with funds to provide homeowners, Ingham County, earning at or below 80% of the area median income with assistance for essential home repairs. The Homeowner Rehabilitation project aims to aims to improve quality of life for local residents by funding essential home repairs for properties occupied by households earning at or below 80% of the area median income. All repairs must: be eligible under CDBG guidelines as defined in the MSHDA CDBG Policy Manual; comply with local building codes; and meet the MSHDA Housing Rehabilitation Standards. The program will service single family homes within non-entitlement areas of Ingham County. The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements.

☒ NDD Federal funding includes administrative and management activities which are determined to be Exempt from NEPA pursuant to 24 CFR 58.34(a)(3).

PROGRAM DETERMINATION: It is determined that the overall grant program is classified as: Categorically Excluded Subject to 58.5 pursuant to Sec. 58.35a:

☐ 1. Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).

☐ 2. Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.

Rehabilitation of buildings and improvements when the following conditions are met:

☒ 3.i. In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland;

☐ 3.ii. In the case of multifamily residential buildings:
- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and

C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

☐ 3.iii. In the case of non-residential structures, including commercial, industrial, and public buildings:
A. The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and
B. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.

☐ 4. i. An individual action on up to four dwelling units where there is a maximum of four units on any one site. The units can be four 1-unit buildings or one 4-unit building or any combination in between; or

☐ 4.ii. An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.

☐ 4.iii. Paragraphs (a)(4)(i) and (ii) of this section do not apply to rehabilitation of a building for residential use (with one to four units) (see paragraph (a)(3)(i) of this section).

☐ 5. Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

☐ 6. Combinations of the above activities.

By signing below the Responsible Entity certifies in writing that each activity or project is Categorically Excluded Subject to 58.5 and meets the conditions specified for such determination per section 24 CFR 58.35(a) and that all projects will be reviewed for compliance with authorities in sec. 58.6. Please keep a copy of this determination in your ERR or project files.

Signed by:

Erin Markle Palmer, CACS Residential programs Director Date: 8/28/2026
Preparer's Name and Title

Responsible Entity Signature:
Local government: Grantee Certifying Officer signs, retains original, sends copy to MSHDA NDD Staff.

Roxanne L Case Date: 11.5.26
RE Official's Name and Title Roxanne L Case, Executive Director

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

- ☐ **significant ground disturbance (digging)**
  Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads

- ☐ **new construction in undeveloped natural areas**
  Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas

- ☐ **incongruent visual changes**
  Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area

- ☐ **incongruent audible changes**
  Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience

- ☐ **incongruent atmospheric changes**
  Examples: introduction of lights that create skyglow in an area with a dark night sky

- ☐ **work on a building with significant tribal association**
  Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall

- ☐ **transfer, lease or sale of a historic property of religious and cultural significance**
  Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association

- ☐ **None of the above apply**

Project	Reviewed By	Date
[signature]	WHP	10/30/2026

DETERMINING DATES FOR NOTICE OF INTENT REQUEST FOR RELEASE OF FUNDS

Complete all shaded areas.

NOTE: The ROF date calculated here is for use in the NOI/RROF publication. The actual ROF date may differ depending on the date notices are received by MSHDA. The actual ROF date will be the date indicated on Authority to Use Grant Funds/Release Letter, issued by MSHDA for local governments.

	Days of Comment Periods	Date	Comments	Reference in NOI/RROF
First Comment Period Comments are to be directed to the local unit of government that is the grantee	**Date of Publication:**	11/5/2026	**Enter Date of publication**. Save the entire newspaper page to send to MSHDA with the Request for Release of Funds (RROF). Keep extra copy for Environmental Review Record (ERR) file.	Top left hand corner of p.1
	Day 1	11/6/2026	Day 1 of 1st comment period is the day after publication.	Not Applicable
	2	11/7/2026	List successive dates after Day 1 in the shaded "Date" column.	
	3	11/8/2026		
	4	11/9/2026		
	5	11/10/2026		
	6	11/11/2026		
	7	11/12/2026 (Stop!)	**Is day 7 a business day? Yes** ☒ **No** ☐ **If yes**, enter this date on the next line as the last day of 1st comment period. **If no**, enter the next business day after day 7 on the next line as the last day of 1st comment period.	
	Last day of 1st comment period	11/12/2026	Do not send the RROF to MSHDA prior to close of business on this day. The public is entitled to 7 full days to make comments	In ¶ entitled "Public Comments"
	On or About Date:	11/13/2026	Date MSHDA is expected to **receive** the RROF. RROF may be faxed or mailed. If using U.S. mail, allow extra days for delivery and receipt.	1st sentence of Notice
Second Comment Period Comments are directed to MSHDA	Day 1	**11/14/2026**	Day 1 of the 2nd comment period is the day after the "on or about date," i.e., the day after RROF is received by MSHDA.	Not Applicable
	2	**11/15/2026**	List successive dates after Day 1 in the shaded "Date" column.	
	3	**11/16/2026**		
	4	**11/17/2026**		
	5	**11/18/2026**		
	6	**11/19/2026**		
	7	**11/20/2026**		
	8	**11/21/2026**		
	9	**11/22/2026**		
	10	**11/23/2026**		
	11	**11/24/2026**		
	12	**11/25/2026**		
	13	**11/26/2026**		
	14	**11/27/2026**		
	15	11/28/2026 (Stop!)	**Is day 15 a business day? Yes** ☐ **No** ☒ **If yes**, enter this date on the next line as the last day of 2nd comment period. **If no**, enter the next business day after day 15 on the next line as the last day of 2nd comment period.	

	Last day of 2nd Comment Period:	11/30/2026	The last day of the 2nd comment period must be a business day.	Not referenced in publication
	Release of Funds (ROF) Date:	**12/1/2026**	**The day after last day of 2nd comment period.** This date must be a business day, it **cannot** be a weekend or federal holiday. If a weekend or federal holiday, use the next business day as the ROF date. This ROF date is calculated here as an estimated time of release. The final ROF date will be determined by MSHDA and communicated via a Release Letter. Grantee's may not incur project costs prior to the ROF date.	This date is determined by MSHDA and will be released via a Release Letter

EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

PERMIT INFORMATION

Michigan.gov/EGLEPermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below.

How Do I Know that I Need a Construction Permit?

1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section

☑ Yes ☐ No

2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, Asbestos Program, 517-284-6777

☑ Yes ☐ No

3) Please consult the Permitting at the Land and Water Interface Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application, 517-284-5567:

   a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?

   ☐ Yes ☑ No

   b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?

   ☑ Yes ☐ No

c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?

☐ Yes ☑ No

d. Does the project involve construction of a dam, weir or other structure to impound flow?

☐ Yes ☑ No

4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Soil Erosion and Construction Storm Water, 269-567-3515, or Local Agency

☑ Yes ☐ No

5) Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project? Drinking Water & Environmental Health Division (DWEHD), 517-284-6524

☐ Yes ☑ No

6) Does the project involve construction or alteration of any sewage collection or treatment facility? WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office

☑ Yes ☐ No

7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Public Swimming Pool Program, 517-284-6541, or EGLE District Office

☐ Yes ☑ No

8) Does the project involve the construction or modification of a campground? DWEHD, Campgrounds program, 517-284-6529

☐ Yes ☑ No

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste, 517-284-6588, or EGLE District Office

☐ Yes ☑ No

10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal, 517-284-6562

☐ Yes ☑ No

Who Regulates My Drinking (Potable) Water Supply?

11) I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids), Contact Local Water Utility, 517-284-6512

☐ Yes ☑ No

12) I have a Non-Community Water Supply (Type II) Guide, Contact (District or County) Local Health Department, 517-485-0660

☐ Yes ☑ No

13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office, Community Water Supply Program, 517-284-6512

☐ Yes ☑ No

14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563

☐ Yes ☑ No

Who Regulates My Drinking (Potable) Water Supply?

15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program, 517-284-5568

☐ Yes ☑ No

16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section, or EGLE District Office, 517-284-5588

☐ Yes ☑ No

17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program, 517-290-2570

☐ Yes ☑ No

18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841

☐ Yes ☑ No

What Operational Permits are Relevant to My Operation and Air Emissions?

19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section, 517-284-6634

☐ Yes ☑ No

20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program, 517-780-7843

☐ Yes ☑ No

What Operational Permits are Relevant to My Waste Management?

21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD, 517-284-6588 or EGLE District Office

☐ Yes ☑ No

22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste, 517-284-6562

☐ Yes ☑ No

23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office, 517-284-6562

☐ Yes ☑ No

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit, 517-284-6581

☐ Yes ☑ No

25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit, 517-284-6581

☐ Yes ☑ No

26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program, 517-284-6594

☐ Yes ☑ No

What Sector-Specific Permits May be Relevant to My Business?

Transporters

27) Does the project involve the transport of some other facility's non-hazardous liquid waste? MMD, Transporter Program, 517-284-6562

☐ Yes ☑ No

28) Does the project involve the transport of hazardous waste? MMD, Transporter Program, 517-284-6562

☐ Yes ☑ No

29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information, 517-284-6527

☐ Yes ☑ No

30) Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program, 517-284-6535

☐ Yes ☑ No

31) Do you store, haul, shred or process scrap tires? MMD, Scrap Tire Program, 517-284-6586

☐ Yes ☑ No

Sectors

32) Is the project a dry-cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program, 517-284-6780

☐ Yes ☑ No

33) Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications, 517-284-5424

☐ Yes ☑ No

34) Does the project involve the operation of a public swimming pool? DWEHD, Public Swimming Pool Program, 517-284-6529

☐ Yes ☑ No

35) Does the project involve the operation of a campground? DWEHD, Campgrounds program, 517-284-6529

☐ Yes ☑ No

What Permits Do I Need to Add Chemicals to Lakes and Streams?

36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control, 517-284-5593

☐ Yes ☑ No

37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, Surface Water Assessment Section, 517-331-5228

☐ Yes ☑ No

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit, 517-284-6826

☐ Yes ☑ No

39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program, 517-284-6826

☐ Yes ☑ No

40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs, 517-284-6581

☐ Yes ☑ No

Petroleum and Mining, OGMD, 517-284-6826

41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?

☐ Yes ☑ No

42) Does the project involve the surface or open-pit mining of metallic mineral deposits?

☐ Yes ☑ No

43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?

☐ Yes ☑ No

44) Does the project involve mining coal?

☐ Yes ☑ No

45) Does the project involve changing the status or plugging of a mineral well?

☐ Yes ☑ No

46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?

☐ Yes ☑ No

Permits and Bonding, OGMD, 517-284-6841

47) Do you want to change the status of an oil or gas well (i.e. plug the well)?

☑ Yes ☑ No

48) Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?

☐ Yes ☑ No

If you need further assistance, please fill out the information below and email the form to EGLE-assist@Michigan.gov.

Requestor Information

First and Last Name: _____

Requestor Phone Number: _____

Requestor E-Mail: _____

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

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