



COUNTY OF BERRIEN
COMMUNITY DEVELOPMENT

Berrien County Administration Building
701 Main Street, St. Joseph, MI 49085

Katie Montoya, Assistant Director
Phone: 269-983-7111 ext. 8257 Fax: 269-982-8611
Email: cmontoya@berriencounty.org

June 15, 2026

Amber Osha, Clerk
Baroda Village
PO Box 54
9091 First St.
Baroda, MI 49101-0054

RE: CDBG Homeowner Rehab Program

Dear Amber Osha,

Your organization has been identified as an "interested party" for Berrien County Land Bank Authority's Community Development Block Grant (CDBG) Homeowner Rehabilitation Program.

The Homeowner Rehabilitation project is targeted to assist residents who are at or below 80% of the Area Median Income. It provides qualified residents with the opportunity to address health and safety concerns and maintenance issues utilizing a grant or interest free, forgivable loan totaling up to \$40,000 per household.

The Berrien County Land Bank Authority was awarded a \$708,000 CDBG grant through the Michigan State Housing Development Authority (MSHDA) and the U.S. Department of Housing and Urban Development (HUD). A tiered environmental review process is currently underway to ensure compliance with MSHDA/HUD requirements for the Housing Partnership Region J which includes Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren Counties. We are seeking your feedback on the project specific to Berrien County (if you have any) to incorporate into the environmental review.

The enclosed public notice will be published in the Herald Palladium on June 30, 2026. Thank you for your consideration. If you have any questions or concerns regarding this program, please contact me via the email or phone number listed below.

Sincerely,

Katie Montoya

Katie Montoya
Asst. Director/Housing Coordinator
701 Main St.
St. Joseph, MI 49085
cmontoya@berriencounty.org
269-983-7111 x8257



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

June 30, 2026

Berrien County Land Bank Authority
701 Main St.
St. Joseph, MI 49085
269-983-7111

On or about July 8, 2026, Berrien County Land Bank Authority 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, in Berrien County's non-entitlement communities, 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 Berrien 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-2023-6053-CDB. 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: \$708,000

The Tier I broad assessment of the project area revealed no serious environmental adverse impacts for: Coastal Barrier Resources; Clean Air Act; Explosive & Flam. Operations; Farmlands Protection; 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; Coastal Zone Management; Contamination and Toxic Substances; Endangered Species; Floodplain Management; Historic Preservation, SHPO; Historic Preservation, THPO; Noise Abatement and Control.

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Berrien County Land Bank Authority, 701 Main St., St. Joseph, MI 49085. The record is available for review and may be examined or copied weekdays, 8:30 a.m. to 5 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Berrien County Land Bank Authority, 701 Main St., St. Joseph, MI 49085. All comments received by July 7, 2026 will be considered prior to requesting a release of funds.

ENVIRONMENTAL CERTIFICATION

Berrien County Land Bank Authority certifies to MSHDA that Berrien County Land Bank Authority and Shelly Wiech in her capacity as Chair 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 Berrien County Land Bank Authority 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.

Shelly Weich, Land Bank Chair, Certifying Officer
Berrien County Land Bank Authority