

MSHDA MISSING MIDDLE ENVIRONMENTAL REVIEW REQUIREMENTS

The goal of conducting an environmental review prior to siting residential units is to ensure that the location chosen will be safe for housing that will be in place for several decades. Environmental factors that can adversely impact housing include contamination that was released from past uses on the subject property or nearby parcels, future or current releases from nearby commercial or industrial activities, lead paint, asbestos, floodplains, etc. In general, properties and neighborhoods with a long history of residential use are safer choices that will have fewer problems in the long run. Entities accepting Missing Middle funds must look closely at the proposed locations and conduct proper “due diligence” to determine whether the chosen location is compatible with long-term residential use.

There are tools available to assist with these decisions. The most common is a “Phase I Environmental Site Assessment” (Phase I ESA). This report is done to a specific standard (ASTM 1527) and is intended to identify potential concerns on a property based on a review of historical records for both the subject property and the surrounding area. Conducting a Phase I ESA is the first step for a buyer of new property to secure liability protections under federal and state law in the case where pre-existing contamination above limits is found on the property. Recipients should consult their legal counsel for more on these protections and other lawful requirements.

Environmental Consultant

A qualified environmental consultant is a necessary part of your team that can ensure your compliance with a myriad of environmental regulations. If you are planning to a multi-family proposal, you will need a consultant to conduct your Phase I ESA. If you are planning a single-family proposal, you will likely still need a consultant on your team, especially if your work involves rehab or if the subject property, or adjoining parcels, have had certain non-residential uses.

An environmental consultant handles more than the Phase I ESA, they also ensure your project’s compliance with different regulations, such as those involving lead paint, asbestos, floodplains, wetlands, etc.

MSHDA maintains a list of Pre-Qualified Environmental Consultants on our website: [Environmental Review \(michigan.gov\)](#). Any of the “Group A” consultants listed are versed in the requirements for residential housing and are able to conduct the more specialized work that may be required (i.e., Phase II investigations, vapor encroachment, Response Activity Plans, approvals from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), lead and asbestos inspections, floodplain,

“Recipients must also comply with all federal, state, and local public health and environmental laws or regulations that apply to activities under this eligible use category, for example, requirements around the handling and disposal of asbestos-containing materials, lead paint, and other harmful materials may apply, as well as environmental standards for any backfill materials used at demolition sites. Treasury encourages recipients to consult and apply best practices from the Environmental Protection Agency as well.”

– 31 CFR Part 35 (ARP Rules)

wetlands, etc.). Full documentation for each proposal is required. Request and keep all reports provided by your consultant for the life of the project.

Sites with complex or significant environmental impacts will take much more time and money to develop than sites with fewer issues. Not all sites are compatible with a residential end use. Select sites carefully and for the long term.

Phase I Environmental Site Assessment report

A Phase I ESA (performed in accordance with ASTM E1527-21) is a standard report in commercial real estate transactions and is necessary to obtain federal and state liability protections. A Phase I should be done before property is purchased. If the Phase I ESA identifies any “Recognized Environmental Conditions” (RECs), those RECs will need to be investigated via a “Phase II” investigation, which involves physically sampling the property and testing for contamination. If any impacts are identified above EGLE residential criteria, mitigation and management options will need to be investigated. A qualified environmental consultant is necessary to navigate these issues.

When is a Phase I required?

Multi-Family: Always. MSHDA requires a Phase I ESA for all Missing Middle multi-family projects, regardless of site history. While not required, it is advised that you use a “Group A” consultant from MSHDA’s pre-qualified consultant list. “Non-Scope” items, which are additional determinations you are asking the environmental consultant to perform in the Phase I should include floodplain and wetland mapping at a minimum.

Single-Family: Sometimes. A Phase I ESA is not required for single-family sites where the history of the subject property and adjoining properties has always been residential or undeveloped. Where the subject or adjoining parcels have/had a current or past commercial or industrial usage where significant quantities of hazardous or petroleum compounds are/were used, stored, produced, or dispensed (i.e., dry cleaner, gasoline station, heat treatment, metal plating, factories, etc.), a Phase I ESA is to be performed.

This guide cannot cover all situations. If you cannot adequately determine the history of a site, the operation of an industry, or a situation not covered here that could impact the soil or groundwater at a location or nearby, it would be prudent to conduct the Phase I ESA.

Stick with historically residential neighborhoods if you want to avoid the more complex aspects of environmental review.

Crossing-cutting environmental regulations

Different federal, state, and local regulations may apply to your project. MSHDA does not regulate these areas or do anything behind the scenes on Missing Middle projects that ensures your projects are in compliance. **You are responsible for understanding and meeting all requirements** (i.e., lead paint, asbestos, floodplain, wetlands, building code, MIOSHA, etc.) EGLE’s “Guide to Environmental Regulations” is a useful resource: [Michigan Guide to Environmental Regulations](#). Check with your legal counsel and environmental consultant for further guidance. Here is more information on some you are likely to encounter:

Lead-Based Paint (Rehab projects only)

If you are rehabbing a structure built before 1978, you have certain obligations under federal law .

If no HUD funding is going into your projects, and your work is not being done expressly to remediate lead paint or lead hazards, then EPA's Renovation, Repair, and Painting Program (RRP) sets out the requirements you will need to follow for working with lead-based paint in a rehabilitation setting. On EPA's RRP website ([Lead Renovation, Repair and Painting Program | US EPA](#)), you can find a list of certified firms and other information about how to comply with this federal rule. Maintain documentation of compliance with RRP in your files.

If HUD funding is a part of your funding formula, then different, more rigorous requirements apply. A combination Lead-based Paint Inspection and Risk Assessment (LIRA) will probably be required. Any deteriorated lead-based paint or lead hazards identified must be remediated using EPA lead safe renovation or lead abatement activities, as appropriate. Any MSHDA Group A consultant can conduct LIRA's and guide you in next steps for remediation. Michigan's Lead Services Section and Lead Certification and Compliance Assurance Section have resources to assist you in navigating these requirements ([MI Lead Safe \(michigan.gov\)](#) • 1-866-691-5323 • LCCAinfo@michigan.gov). Maintain compliance with these regulations in your files.

Asbestos

Asbestos is still produced and used in building materials today. Prior to any renovation or demolition, a renovation/demolition asbestos survey satisfying NESHAP requirements must be performed to identify any asbestos-containing material (ACM) that may be impacted or needs to be removed. You should get a signed ACM inspection under separate cover. All Regulated Asbestos Containing Material (RACMs) must be removed in accordance with NESHAP regulations prior to renovation or demolition. If abatement of RACMs is required, an abatement plan should be created. Any MSHDA Group A consultant can conduct an asbestos inspection and guide your next steps. Michigan's asbestos program can help you in navigating these requirements ([LEO - Asbestos Program \(michigan.gov\)](#), [Asbestos NESHAP Program \(michigan.gov\)](#)).

Floodplains and wetlands

You will need to identify if any portion of your property includes a floodplain or wetland. There are websites to assist with these searches, such as NEPA Assist ([NEPA Assist | US EPA](#)), FEMA's Map Service Center ([FEMA Flood Map Service Center | Welcome!](#)) and EGLE's Wetland Viewer ([Wetlands Map Viewer \(state.mi.us\)](#)). If your project property includes a wetland or floodplain, consult with your environmental consultant to determine whether you need to obtain an appropriate permit from EGLE for the activities you are planning.

Site exclusions and other nearby incompatible uses

MSHDA will not approve a Missing Middle award for any site:

- a. listed on an EPA Superfund National Priorities or CERCLA list or equivalent state list;
- b. located within 3,000 feet of a toxic or solid waste landfill;

- c. within 300', property boundary to boundary, of an active industry (more if heavy industry);
- d. with an underground storage tank (UST), unless for past residential fuel oil and ≤1,000-gallons.

Much of the focus in researching proposed locations, including the Phase I ESA, looks only at the potential impacts of past uses. The Phase I process is not designed to assess the risks from active industrial or commercial uses. When researching locations, carefully consider any commercial or industrial facilities nearby, especially if they adjoin the subject property. If you are uncertain as to their nature, you will need to make inquiries as to what chemicals are used, stored, disposed, or dispensed there and the types of operations ongoing (think noise, traffic, odors, emissions, etc.). Your local fire department and EGLE are other possibly good resources. Learning all of this beforehand is necessary so that you can make an informed choice about where to best locate your housing, which will be in place for decades.

Many dry cleaners and all gasoline stations, for example, use large quantities of hazardous chemicals, which, if released, can negatively impact nearby homes. Missing Middle properties should not directly adjoin commercial facilities such as these. Though, commercial uses such as a grocery store or barber shop, for example, are probably compatible. Industries (i.e., plating operations, foundries, heat treatment plants, factories, etc.), are a separate category from commercial as a land use category. Active industries should be given a wide berth, no less than 300' from property line to property line, more for heavy industry.

Utility and transportation corridors, such as high or medium-tension power lines, buried pipelines, railroads, and highways are land uses that should be avoided for residential housing. The appropriate setback differs for each. Units should not be placed within the "fall distance" of a higher voltage power pole or near a power substation. Buried pipelines will have easements, but those are not intended to be protective in the event of a fire or explosion. Consult with MSHDA Environmental if you are near a buried pipeline. Railroads and highways are both sources of significant noise and air pollution.

Do not rely just on the parcel being zoned residential. Research your sites, visit the location several times during different days of the week and times, research the sites, and consider alternatives.

MISSING MIDDLE ENVIRONMENTAL REVIEW PROCESS

Each grantee will be provided with a MS-Sharepoint folder to keep and upload their files. Access to this folder can be shared with your environmental consultant or other firms that need it. Reports are to be provided as non-protected PDFs.

Multi-Family Proposals

At the time of application, a current Phase I ESA, performed by an Environmental Professional in accordance with ASTM E1527-21 and within the validity period is required. In addition to the ASTM E1527 scope, the following "non-scope" items are required, with supporting documentation:

- a. **FEMA floodplain** evaluation – If mapped, location must be compared against current FEMA FIRMette map (<http://www.msc.fema.gov>).
- b. **Wetland identification** - (EGLE) Level 1 or Level 2 (www.michigan.gov/wetlands).
- c. **Vapor Encroachment Screen** – Environmental professional will conduct a Tier I and, as needed, the non-invasive Tier II components of ASTM E2600-15 Standard Guide for Vapor Encroachment Screening.

MSHDA will review the Phase I ESA and issue a review memo that will outline any next steps or needed clarifications. It is important that you use a consultant that is well versed in residential redevelopment, contamination, remediation, due care, floodplains, wetlands, and EGLE approvals. If you are rehabbing an existing residential building, or converting a non-residential building to residential, you will also need a consultant that can handle regulatory issues such as lead paint and asbestos. MSHDA maintains a list of “Group A” pre-qualified consultants on the Environmental Review section of the MSHDA website ([Environmental Review \(michigan.gov\)](http://www.michigan.gov)).

Single-Family Proposals

Site-specific screening will be used to determine the level of environmental review for single-family proposals. Each site (a parcel of contiguous set of parcels) in your proposal, and the parcels adjoining that site, will need research and evaluation into their historic uses. Depending on what is found, a more in-depth investigation, such as a Phase I ESA, may be required.

Step 1: Research and document the site history - Proposals to rehab or construct single-family properties require you to know the history of the subject and surrounding properties. There are online tools that can give you access to historical aerial photos, city directories, tax and assessment records, etc. In addition to looking online, talk to people in the neighborhood, local government offices, historians and historic commissions, the State Historic Preservation Office, etc. Collect supporting documentation.

Step 2: Complete the combination Environmental Screening Worksheet and Factors Checklist (Appendix A). Supporting documentation for this checklist includes any maps, online searches, the site history (Step 1), and photographs of the subject property and the adjoining properties, both current and past (if any).

2a. Environmental Transaction Screen – An “Environmental Transaction Screen” (ETS) is another type of property investigation report that can give you more information. An ETS is quite a bit more limited than a Phase I ESA, but will give you some site history. An ETS does not qualify as satisfying the requirement to conduct “All Appropriate Inquiry” for Due Diligence for real estate transactions under federal or state law and does not grant any liability protections. For those reasons, MSHDA, and many other lenders, do not rely on transaction screens, however they may be useful for screening low-risk properties where additional information and documentation is needed. If an ETS completed was completed for your proposal, provide this report as an appendix to the Environmental Screening Factors Checklist.

Step 3: Determine whether a Phase I ESA is required - Phase I ESAs are not generally required for single-family proposals. The exception is properties with historical uses on the subject or adjoining properties that are non-residential. Specifically, these would be commercial, industrial, or other activities that used, stored, produced, disposed, or dispensed significant amounts of hazardous or petroleum chemicals in their operations, or which had a significant chemical release. If you completed an ETS and the ETS found Potential Environmental Concerns (PECs), a Phase I may also be required.

If a Phase I ESA is required, provide the following: A current Phase I ESA, performed by an Environmental Professional in accordance with ASTM E1527-21 and within the validity period is required. In addition to the ASTM E1527 scope, the following “non-scope” items are required, with supporting documentation:

- a. **FEMA floodplain** evaluation – If mapped, location must be compared against current FEMA FIRMette map (<http://www.msc.fema.gov>).
- b. **Wetland identification** - (EGLE) Level 1 or Level 2 (www.michigan.gov/wetlands).
- c. **Vapor Encroachment Screen** – Environmental professional will conduct a Tier I and, as needed, the non-invasive Tier II components of ASTM E2600-15 Standard Guide for Vapor Encroachment Screening.

MSHDA will review the documentation provided and issue a review memo that will outline any next steps or needed clarifications. If your project requires a consultant, it is important that you use one well versed in residential redevelopment, contamination, remediation, due care, floodplains, wetlands, and EGLE approvals. If you are rehabbing an existing residential building, or converting a non-residential building to residential, you will also need a consultant that can handle regulatory issues such as lead paint and asbestos. MSHDA maintains a list of “Group A” pre-qualified consultants on the Environmental Review section of the MSHDA website ([Environmental Review \(michigan.gov\)](http://www.michigan.gov/environmental-review)).

Appendix A

Environmental Screening Worksheet and Factors Checklist

Missing Middle Environmental Screening Worksheet

When choosing an environmentally safe site for redevelopment, the goal is to ensure that the location chosen will be safe and suitable for residential housing that will be in place for decades. Environmental factors that can adversely impact housing include contamination that was released from past uses on the subject property or nearby parcels, future or current releases from nearby commercial or industrial activities, lead paint, asbestos, floodplains, etc. In general, properties and neighborhoods with a long history of residential use are safer choices that will have fewer problems in the long run. Entities accepting Missing Middle funds must look closely at the proposed locations and conduct proper “due diligence” to determine whether the chosen location is compatible with long-term residential use.

This worksheet is intended to provide additional information to aid in the completion the MSHDA Missing Middle Environmental Screening Factors Checklist.

Site Contamination - Multifamily and single-family

Is the proposed site or adjacent properties considered a Brownfield, Superfund site or otherwise known to have contamination present?

Yes → *Properties exhibiting site contamination are likely to take significant resources and time to reach fruition. Carefully consider options if the proposed location exhibits site contamination. Prior to redevelopment, an EGLE approved Response Activity Plan will be necessary which describes the actions to be taken to ensure the site is safe for residential use.*

No → *Maintain all environmental review/historical information/inspections/testing documents demonstrating that no site contamination was found or suspected.*

MULTIFAMILY

MSHDA requires a Phase I Environmental Site Assessment (ESA) meeting ASTM 1527-21 Standard for all Missing Middle multi-family projects. It is advised that you use a “Group A” consultant from MSHDA’s pre-qualified consultant list. “Non-Scope” items, which are additional determinations you are asking the environmental consultant to perform in the Phase I should include a review floodplain and wetland maps and Vapor Encroachment Screen at a minimum.

Does the Phase I ESA report indicate that Recognized Environmental Conditions are present?

Yes → *Additional investigation will be needed to address the RECs. If site contamination is found to be present then an EGLE approved Response Activity Plan will be necessary which describes the actions to be taken to ensure the site is safe for residential use.*

No → *Maintain all inspection/testing documents demonstrating that no RECs were identified.*

SINGLE FAMILY

A Phase I ESA is not required for single-family sites where the history of the subject property and adjoining properties has always been residential or undeveloped. For these projects completion of a

Site-Specific Field Environmental Checklist will be required. A copy of the Field Environmental Checklist is available on MSHDA environmental links webpage along with other related environmental information. Online tools such as, [EnviroMapper](#), [Michigan Environmental Mapper](#), and [NEPAssist](#) will also be useful when screening for potential contamination concerns.

Does your subject property or adjoining parcels have/had a current or past commercial or industrial usage where significant quantities of hazardous or petroleum compounds are/were used, stored, produced, or dispensed (i.e., dry cleaner, gasoline station, heat treatment, metal plating, factories, etc.)?

- Yes → A Phase I ESA is required.
- No → Continue to next question.

Are there potential environmental hazards noted on the Site-Specific Field Contamination Checklist?

- Yes → Any identified hazards will have to be addressed. Additional investigation may be necessary. If the findings are significant, a Phase I ESA may be required.
- No → Maintain all inspection/testing documents demonstrating that potential hazards were identified.

Nearby incompatible uses

Are there active industries nearby (foundries, heat treatment, power generators, plating, steel treatment, etc.) that create negative environmental impacts that should be avoided? Information gathered from local partners, the Phase I ESA, Field Environmental Checklist, site visit, aerial photos, market study and online tools such as, [EnviroMapper](#), [Michigan Environmental Mapper](#), and [NEPAssist](#) will be useful when answering this question. There is a wide range of industries with varying degrees of environmental impacts (emissions, noise, traffic, etc.). Heavy industry, for example, will require different considerations than a small metal fabrication shop, but both are considered commercial/industrial.

Yes → *Where incompatible uses exist, serious consideration should be given to alternative locations. In some situations, an otherwise incompatible use can be mitigated or additional information may show that it is compatible with nearby long-term residential development. Consultation with local and state partners, regulatory authorities, and emergency responders is an important step.*

No → *Maintain screening documentation showing incompatible uses are not present.*

Landfills, Dumps, Salvage Yards, etc

Is the subject property located on or within ¼ mile of a landfill, dumping area, salvage yard or other similar site of concern? A list/map of active waste facilities is maintained by EGLE and can be viewed [here](#). Information gathered from local partners, the Phase I ESA, Field Environmental Checklist, site visit,

aerial photos, and other online tools such as, [EnviroMapper](#), [Michigan Environmental Mapper](#), and [NEPAssist](#) can also be helpful, particularly when screening for former landfill sites.

Yes → *MSHDA Missing Middle funds cannot be used for developments located on current or former landfills/dumps or similar facilities.*

If the proposed development is within ¼ mile of such an area then a Phase I ESA report and Phase II investigation will be necessary to determine if contamination is present. Consultation with EGLE will also be required including an opinion from EGLE affirming that the proposed site location is suitable for residential use.

No → *Maintain screening documentation showing incompatible uses are not present.*

Floodplains

1. Obtain and review a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

Does any part of your project occur in a floodplain?

No → *Maintain documentation showing the project is not located within a flood hazard area.*

Yes → **Select the applicable floodplain using the FEMA map or the best available information:**

- Floodway
- Coastal High Hazard Area (V Zone)

Missing Middle funds cannot be used for activities in a floodway or coastal high hazard area. You must either choose an alternate site or forgo MSHDA missing middle funds.

- 500-year floodplain (B Zone or shaded X Zone) → Skip to number 2
- 100-year floodplain (any A Zone) → Skip to number 3

2. 500-year Floodplain

If this activity located in the 500-year floodplain and if federal funding from HUD is included as part of the project and the activity is considered a critical action then additional requirements may apply as described in 24 CFR Part 55.

3. 100-year Floodplain

New construction and substantial improvement of existing structures in 100-year floodplains are strongly discouraged.

If any part of the site or integral offsite development (i.e., ingress, egress and/or parking) is located within the 100-year floodplain then floodplain management regulations apply. Additional information relating to floodplain development in Michigan can be obtained from [EGLE Floodplain program](#). Local Code and ordinances or use restrictions may also apply. [Frequently Asked Questions](#)

If any activities associated with the project are located in the 100-year floodplain a floodplain permit form EGLE will be required. *For new construction Multifamily developments, MSHDA requires that all buildings, parking, sidewalks and ingress/egress be elevated 1 foot above base flood elevation.* Site development plans and associated permits to be obtained from EGLE must satisfy this requirement for multifamily housing projects seeking MSHDA Missing Middle funding.

Existing developments undertaking substantial improvement, as defined by Michigan building code or 24 CFR Part 55, are also subject to regulatory requirements for floodplain management and will need to demonstrate compliance.

If federal funding from HUD/Part 58 Responsible Entity is included as part of the project then additional requirements/restrictions may apply, including the 8-Step decision making process. MSHDA must be included as a interested party for any Missing Middle project undertaking a Part 58 environmental review that includes development in the floodplain.

Wetlands

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?

The term "new construction" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any structures or facilities.

No → *Maintain documentation showing the project does not have the potential to impact wetlands.*

Yes → *Continue to Question 2.*

2. Will the new construction or other ground disturbance impact a wetland as defined in E.O. 11990?

The U.S. Fish and Wildlife Service and EGLE are responsible for regulation of wetlands in Michigan. Maps of known wetland areas can be found at [FWS website](#) and EGLE's [Wetland Map Viewer](#). Activities involving new construction within wetland areas are strongly discouraged.

No → *Provide a map or any other relevant documentation to explain your determination.*

Yes → *A wetland survey and/or delineation will be required. Wetland permit(s) from EGLE may be necessary prior to commencement of activities. If the project includes federal funding additional requirements, restrictions or prohibitions may apply.*

High Voltage lines

Sites in close proximity to power transmission lines 60 kV and greater will require a set-back for structures and outdoor gathering/play areas equal to or greater than the pole or tower fall distance (defined as the height of the pole or tower from the ground surface to the top).

Is the project located within a distance equal to the height of high voltage transmission poles/towers?

Yes → *It will be necessary to adjust the site layout.*

No → *Maintain maps and other documentation showing that high voltage lines are not located within fall distance of structures or areas of congregation (playground, picnic area, etc.).*

Above Ground Storage Tanks (ASTs)

Are there any current *or planned* stationary aboveground storage containers onsite or nearby?

Yes → *ASTs over 1,000 gallon capacity, containing common liquid industrial fuels OR of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels may require a setback distance to buildings and places of congregation. **Maintain file documentation showing the contents and number of ASTs and how required setbacks will be maintained.***

No → *Maintain maps, aerial photos and other documents demonstrating that no ASTs were observed.*

Railroads and Busy Roadways

Is the project located within 300 feet of a highway, freeway, or rail line?

Yes → *Consideration should be given to the effects of rail and roadways on excessive noise and air pollution. Noise and air pollution levels can both be considerably reduced with increased distance from their source. Mitigation measures such as berms, walls or other structures, and noise resistant building materials can also be utilized to address noise concerns.*

No → *Maintain maps, aerial photos and other documents of setbacks from these features.*

Airport Runways/Clear Zones

1. Is the proposed location within 2,500 feet of a civilian airport, or 15,000 of a military airport?

Yes → *Continue to next question.*

No → *maintain documentation showing that the location is not within the setback distances.*

2. Is the proposed location within the Runway Clear Zone (RCZ) or Accident Potential Zone(APZ)?

These zones are typically located off the end of runways but may also include areas the airport authority has determined as incompatible with residential use.

Yes → *New residential development is typically prohibited within runway clear zone. Additionally, residential rehabilitation should also be avoided and may be prohibited under local ordinance.*

No → *Maintain documentation showing that the location is not within RCZ/APZ*

Michigan State Housing Development Authority (MSHDA) Missing Middle Program

Environmental Screening Factors Checklist

Project Name:			
Project Address:			
Grantee Name:		Grantee E-mail:	
Consulting Firm:			
Consultant Phone: ()		E-mail:	
Consultant Project #:		Report Date:	

Additional Site Info (please complete if known)		
Site area:	(acres)	# Units planned:
Vacant land: <input type="checkbox"/>	Developed: <input type="checkbox"/>	If developed, # existing buildings:
# Vacant structure(s):		Date(s) of construction for existing structures:
Single Site: <input type="checkbox"/>	Scattered sites: <input type="checkbox"/>	If scattered, # sites:

The property is currently or formerly designated as a Brownfield <input type="checkbox"/>	The property history includes involvement by a Land Bank <input type="checkbox"/>
Brownfield funding is included or planned as part of this activity <input type="checkbox"/>	Is the subject property listed as or within ¼ mile of a Superfund Site <input type="checkbox"/>
Rehab of existing structure(s): <input type="checkbox"/>	New Construction <u>with</u> planned demolition of existing structure(s): <input type="checkbox"/>
Adaptive Re-Use: <input type="checkbox"/>	New Construction <u>without</u> planned demolition of existing structure(s): <input type="checkbox"/>
No physical changes planned: <input type="checkbox"/>	Comments:

Estimated MSHDA Funded Amount: \$

Estimated Total Project Cost: \$

Preparer Name/Agency:

Phone Number:

Email Address:

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. Must include street address or target area description, including boundaries.

MSHDA Missing Middle Environmental Screening Factors Checklist

DIRECTIONS - Record below the findings for each environmental screening factor and provide credible, traceable, and supportive source documentation for each. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Attach additional documentation as appropriate. This list is not intended to identify all potential environmental factors which may be of importance. **Grantees are responsible for understanding and meeting all applicable environmental requirements/regulations. Appropriate due diligence is strongly advised.**

Environmental Screening Factors

Screening Factors:	Is factor present	Are additional steps or mitigation required	Source Documentation
			Indicate the source of information used for the screening factor or cross cutting regulations. Itemize supporting documentation including report dates, report authors, etc.
Contamination and Toxic Substances (Multifamily)ASTM Phase I ESA, (Single-family) Field Cont. Checklist , EGLE Env mapper , NEPAssist	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Nearby Incompatible Uses Field Cont. Checklist , site visit, aerial photos NEPAssist	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Landfills, Dumps, Salvage Yards, etc site visit, aerial photos, EGLE Part 115 map	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Floodplain Management FEMA map service center , EGLE Floodplain program	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Wetlands Protection EGLE wetland mapper , EGLE Wetland program	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
High Voltage Lines, Substations site visit, aerial photos	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Above Ground Storage Tanks (ASTs) LARA AST permits and certification	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Railroads and Busy Roadways site visit, aerial photos, maps	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Airport Runways/Clear Zones site visit, aerial photos, maps	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	

Cross Cutting Environmental Regulations

***NOTE:** Different federal, state, and local regulations may apply to your project. **Grantees are responsible for understanding and meeting all requirements.** These include regulations for lead paint, asbestos, building code, MIOSHA, etc. EGLE's "[Michigan Guide to Environmental Regulations](#)" is a useful resource. Check with your legal counsel and environmental consultant for further guidance.

Screening Factors:	Is factor present	Are additional steps or mitigation required	Source Documentation
Lead-Based Paint	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	Indicate the source of information used for the screening factor or cross cutting regulations. Itemize supporting documentation including report dates, report authors, etc.
Asbestos	Yes No <input type="checkbox"/> <input type="checkbox"/>	Yes No <input type="checkbox"/> <input type="checkbox"/>	

Mitigation Measures and Additional Steps

As project activities advance the following table can be used to organize and track measures to be taken to address factors that need follow-up.

Where any of the above factors indicate 'yes' for the need of mitigation measures or additional steps, summarize below the measures and steps adopted to reduce, avoid, or eliminate potential adverse impacts and to avoid non-compliance or non-conformance with cross-cutting regulations. These measures/conditions should be incorporated into project contracts, development agreements, and other relevant documents. It is also useful to identify the staff responsible for implementing and monitoring these measures clearly in proposed plans.

Screening Factors or Cross-cutting requirements	Mitigation Measures, additional steps

Preparer Signature: _____ Date: _____
Title / Organization

SITE-SPECIFIC FIELD CONTAMINATION CHECKLIST

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

PREPARER MUST COMPLETE CHECKLIST IN ITS ENTIRITY

Date of Visit:	Time:	Weather Conditions:
Program Name:		
Project Location/Address:		
Property Owner:		
Attach the following, as appropriate:		
<input type="checkbox"/> Photographs of site and surrounding areas <input type="checkbox"/> Maps (street, topographic, aerial, site map, etc.)		

QUESTION Is there evidence of any of the following?	OBSERVATION			
	SUBJECT PROPERTY		ADJOINING PROPERTIES	
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>	NO	<input type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be

QUESTION Is there evidence of any of the following?	SUBJECT PROPERTY	ADJOINING PROPERTIES
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as “non-PCB”?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
If answering “YES” or UNKNOWN” to any above items, describe the conditions:		
Use photographs and maps to mark and identify conditions. Attach more information as needed.		
Is further evaluation warranted? YES <input type="checkbox"/> NO <input type="checkbox"/> UNCERTAIN <input type="checkbox"/>		
Preparer of this form must complete the following required information.		
This inspection was completed by: Name: Title:	Phone Number:	
	Email:	
	Agency:	

Address:

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature:

Date: