

NOTICE OF COMMENTS RECEIVED ON REVIEW OF ELIGIBLE AREA MAPS FOR USDA RURAL HOUSING PROGRAMS

USDA Rural Development has received and reviewed comments on areas being reviewed for continued eligibility under the USDA Rural Housing programs. During the review, all comments were considered.

Below is a summary of the comments received for the rural area review in the state of Michigan.

Michigan

1. Berrien / Cass County
 - a. Received one comment stating, "The Rural Housing Loan programs have been critical in helping many Michiganian achieve the dream of homeownership, and have brought permanent residents to our community in areas that otherwise would have struggled to draw interested buyers."
2. Clinton County Michigan
 - a. Received one comment stating "Some of the challenges with development of this area is the fact DeWitt Township gave Lansing the rights to a significant portion of land around the airport in hopes of commercial development. This of course did not happen and the area is difficult to develop due to the lack of public water, public sewer and varying school districts. There are vast vacant parcels which may be development someday but not now, therefore, whatever can be done to help support the area is vitally important.
3. Ingham County Michigan
 - a. Received one comment stating "The area that is located in Ingham County has similar issues, there is no access to public water, public sewer and school districts that support this area are not nearby. In addition, the area in Ingham County is surrounded by large parcels of agricultural land and older housing stock
4. Lenawee County
 - a. Received one comment stating "When reviewing the eligibility of the City of Adrian, please consider that of the City of Adrian's population contains approximately 3100 transient students that are enrolled at either Adrian College or Siena Heights University. Furthermore, the City of Adrian is recovering from the 2007 recession. Many of our local manufacturing companies either relocated or closed during the economic downturn. These lost employment opportunities have not yet returned and have had a negative effect on the wages earned in our area. First-time home purchasers make up a large majority of real estate transactions. Typically, they do not have funds to place a large downpayment on the purchase of the home. These buyers benefit greatly from the Rural Development program and

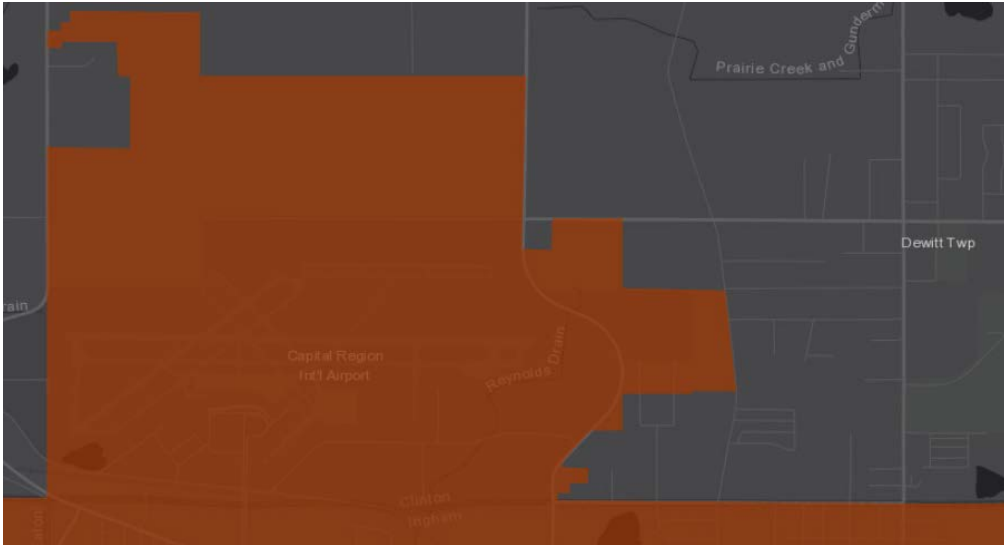
increasing the area of exemption to the program will eliminate more of housing stock that could be available to them. It should be noted that for purchasers who are interested in a 0% down payment product, there are almost no mortgage products that are available to them for purchasing a property inside the current excluded area.

Based on the review of the areas within the state of Michigan using the 2015 American Community Survey data, comments received and rural area guidance located in Handbook [HB-1-3550, Chapter 5](#), the rural eligibility designation is proposed to change for the following areas:

Berrien and Cass Counties – The area in green surrounded by the rectangle will be ineligible for RD financing. This land is part of the Jerry Tyler Memorial Airport.



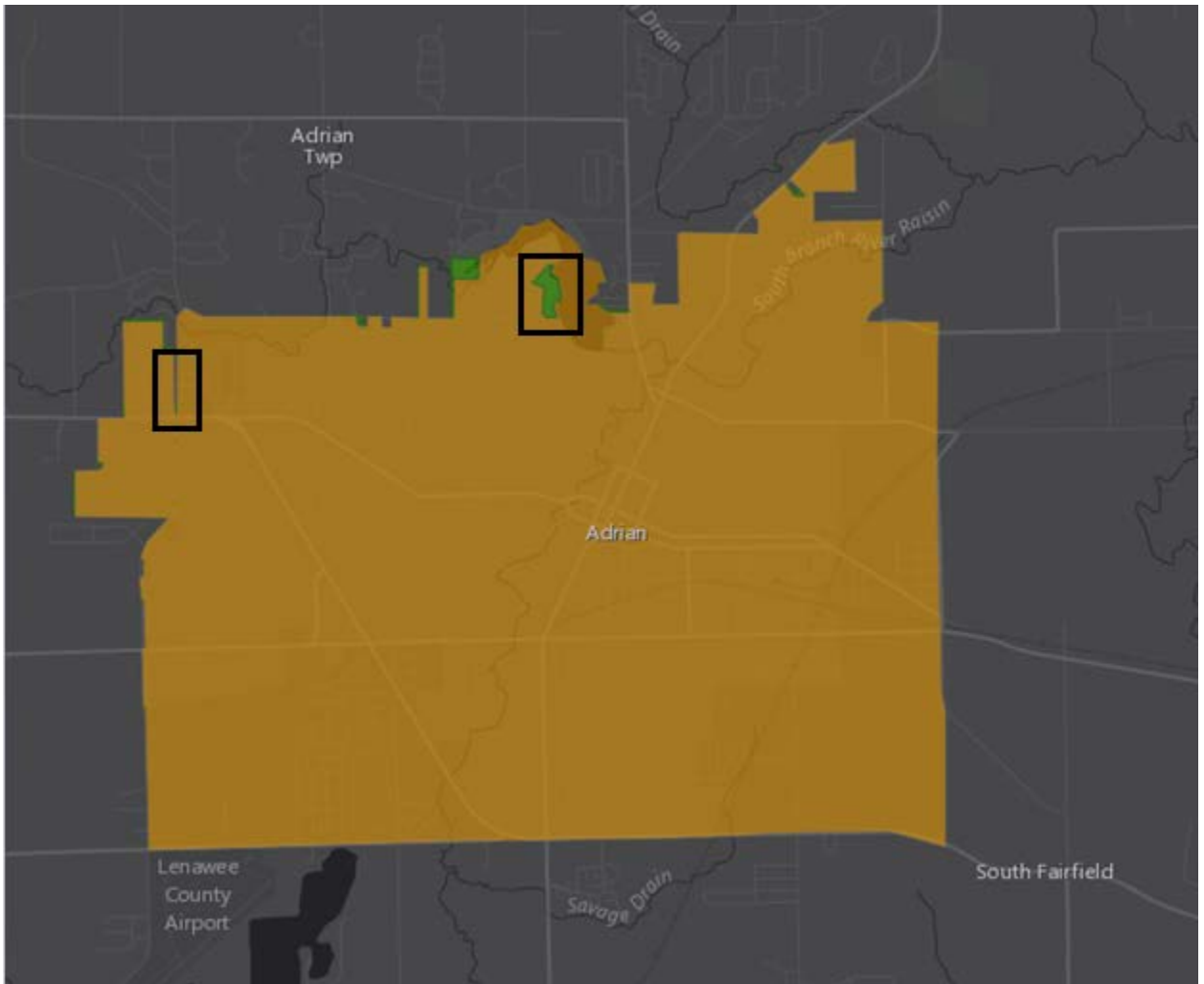
Clinton County – The area in orange surrounding the Lansing Capital Regional International Airport is ineligible due to municipal annexation.



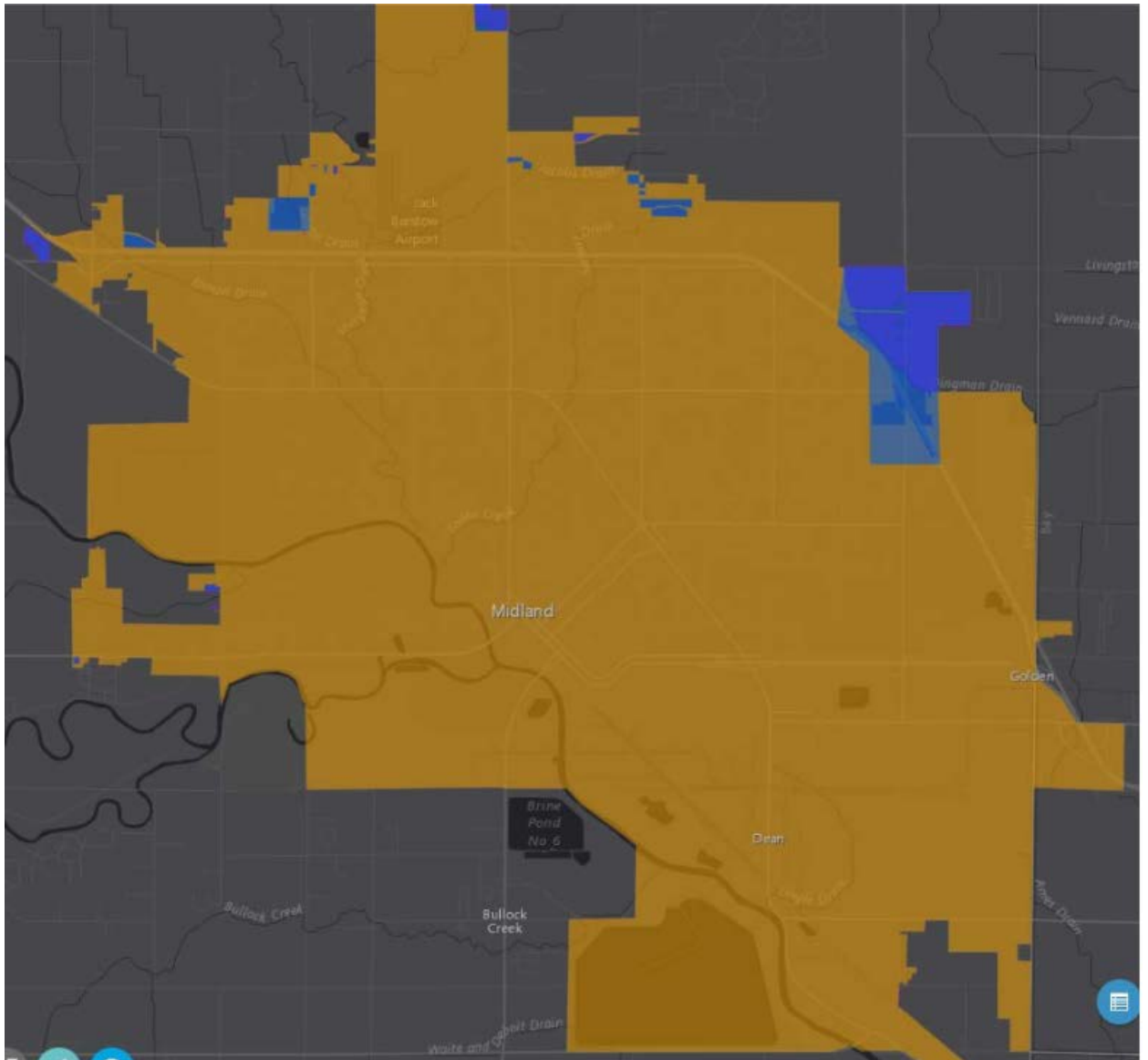
Ingham County – The new proposed ineligible area is bounded by Hagadorn Road, Jolly Road, University Park Drive, and I96. This area is commercially developed.



Lenawee County – Those two areas surrounded by rectangles are not rural in character and will be ineligible for RD financing.



Midland County – The areas highlighted in blue have been annexed by the City of Midland and will no longer be eligible.



Areas that will now be considered as no longer being rural or rural in character can be viewed at <http://eligibility.sc.egov.usda.gov> by clicking on either "Single Family Housing Guaranteed", "Single Family Housing Direct" or Multi-Family Housing" and then selecting "Proposed Ineligible Areas" tab.

The proposed changes will become effective on June 4, 2018. For details, or questions about specific changes, please contact the Michigan Rural Development Housing Program Staff at 517 324-5212.

Michigan, March 16, 2018