NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 18, 2025

Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601
502-564-7630

On or about August 26, 2025, Kentucky Housing Corporation (KHC) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as 519-Greenup-Ave-Frankfort-KY-ARR-CVC-HB23 for the purpose of the acquisition and rehabilitation of one unit of single-family detached housing for resale to an income-eligible homebuyer.

Project Title:	519-Greenup-Ave-Frankfort-KY-ARR-CVC-HB23
Project Location:	519 Greenup Ave. Frankfort, KY40601 **g**eographic coordinates: (38.2095166, -84.8618366)
Purpose of Project:	The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing.
Project Cost:	$40,000 in HOME funds with a total development cost of $200,000.
Applicant/Recipient Agency:	Community Ventures 1450 North Broadway, Lexington, KY 40505; 859-231-0054

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at or at the offices of Kentucky Housing Corporation at the address at the top of this notice (502-564-7630) and may be examined or copied Monday-Friday 8 A.M. to 4 P.M. The ERR may also be viewed online at https://www.kyhousing.org and https://cpd.hud.gov/cpd-public/environmental-reviews.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments via US Mail to KHC, Attn. Curtis Stauffer, at the address at the top of this notice or via email to environmentalreview@kyhousing.org. All comments received by August 25, 2025, will be considered by KHC prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Kentucky Housing Corporation certifies to HUD that Curtis A. Stauffer in his capacity as Managing Director-Housing Contract Administration 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Kentucky Housing Corporation to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and KHC's certification for a period of fifteen (15) 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 KHC; (b) KHC 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 have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; 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 shall be addressed to U.S. Department of HUD; Office of Community Planning and Development; HUD Louisville Field Office; Attn: Bradley Evatt, Acting Director via email at LouisvilleRROF@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Curtis A. Stauffer, Managing Director-Housing Contract Administration

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 519-Greenup-Ave-Frankfort-KY-ARR-CVC-HB23

HEROS Number: 900000010485311

Start Date: 07/21/2025

State / Local Identifier: HB23-0011-01

Project Location: 519 Greenup Ave, Frankfort, KY 40601

Additional Location Information:
38.2095166, -84.8618366

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Community Ventures (CV), a Community Housing Development Organization (CHDO) based in Lexington, KY, will acquire the existing home located at 519 Greenup Ave., Frankfort, KY 40601 (38.2095166, -84.8618366) to rehabilitate and sell to a qualified Low to Moderate Income homebuyer seeking affordable housing. The home is 1,701 sq. ft., with three bedrooms and one bathroom. The scope of rehab includes both exterior and interior improvements. Exterior work involves replacing gutters and downspouts, adding splash blocks/drain tiles, repairing and painting soffits and vents, and updated replacement window. Interior renovations will include sealing plumbing penetrations, installing smoke detector system, repairing flooring, basement stairway repair, HVAC repair, and drip leg added to the gas line. The total cost of the project will be approximately $200,000 (acquisition $190,000 and rehab costs $10,000). CV plans to utilize $40,000 of KHC HOME funds, $20,000 of Capital Magnet funds, and $20,000 of Project Reinvest funding. CV will utilize internally generated funds to cover the remaining $120,000.

Level of Environment Review Determination:
Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name	
M22SG210100	Community Planning and Development (CPD)	HOME Program	$40,000.00

Estimated Total HUD Funded Amount: $40,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $200,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Contamination and Toxic Substances	Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures	N/A	Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Jeff Poe of Community Ventures will ensure compliance with these measures following rehabilitation and completion of

			project activities. Jeff Poe will monitor to ensure the mitigation measures and conditions are carried out successfully.	

Determination:

☐	This 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 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"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; 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:** 8/18/2025

Name / Title/ Organization: Curtis A. Stauffer / / KENTUCKY HOUSING CORPORATION

Responsible Entity Agency Official Signature: _____ **Date:** 8/18/2025

Name/ Title: Curtis A. Stauffer / Managing Director, Housing Contract Administration

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

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 519-Greenup-Ave-Frankfort-KY-ARR-CVC-HB23

HEROS Number: 900000010485311

Start Date: 07/21/2025

Responsible Entity (RE): KENTUCKY HOUSING CORPORATION, 1231 Louisville Rd Frankfort KY, 40601

State / Local Identifier: HB23-0011-01

RE Preparer: Curtis A. Stauffer

Certifying Officer: Curtis A. Stauffer

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Point of Contact: Jon Brooks
Consultant (if applicable): Fahe

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 519 Greenup Ave, Frankfort, KY 40601

Additional Location Information:
38.2095166, -84.8618366

Direct Comments to: Kentucky Housing Corporation
1231 Louisville Rd.
Frankfort, KY
Attn: Curtis Stauffer
environmentalreview@kyhousing.org

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Community Ventures (CV), a Community Housing Development Organization (CHDO) based in Lexington, KY, will acquire the existing home located at 519 Greenup Ave., Frankfort, KY 40601 (38.2095166, -84.8618366) to rehabilitate and sell to a qualified Low to Moderate Income homebuyer seeking affordable housing. The home is 1,701 sq. ft., with three bedrooms and one bathroom. The scope of rehab includes both exterior and interior improvements. Exterior work involves replacing gutters and downspouts, adding splash blocks/drain tiles, repairing and painting soffits and vents, and updated replacement window. Interior renovations will include sealing plumbing penetrations, installing smoke detector system, repairing flooring, basement stairway repair, HVAC repair, and drip leg added to the gas line. The total cost of the project will be approximately $200,000 (acquisition $190,000 and rehab costs $10,000). CV plans to utilize $40,000 of KHC HOME funds, $20,000 of Capital Magnet funds, and $20,000 of Project Reinvest funding. CV will utilize internally generated funds to cover the remaining $120,000.

Maps, photographs, and other documentation of project location and description:
Street View from McCreary Ave of 519 Greenup.pdf
Street View from Greenup Ave of 519 Greenup.pdf
Aerial Map_519 Greenup.pdf

Level of Environmental Review Determination:
Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

Determination:

	This 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 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"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; 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)).

Approval Documents:
HEROS Signature Pages_519 Greenup Ave_2025-8-18.pdf

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M22SG210100	Community Planning and Development (CPD)	HOME Program	$40,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: $40,000.00

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost: $200,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☑ No	The project is not in a Runway Protection Zone/Clear Zone. The project is in compliance with Airport Runway Clear Zone requirements. The project site is within 15,000 feet of a joint military-civilian airfield, the Capital City Airport, located 2.59 miles away. However, the project site is not within the airport's Runway Protection Zone/Military Clear Zone nor the Military Accident Potential Zone as specified using the dimensions provided in the HUD WISER Airport Hazards training for compliance with 24 CFR 51 Subpart D.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
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	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance

		requirements. The FIRMette Map for the project site documents that it is Zpne X-area of minimal flood hazard (Panel #21073C0128E eff. 12/21/2017). A search of the FEMA Flood Map Service Center All Products database shows there are no preliminary FIRM Panels for Frankfort, KY.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing,
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☑ Yes ☐ No	On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. The ECHO Facility search report for the project site shows that there are 33 EPA-regulated facilities within a 3,000-foot radius of the project site: 16 hazardous waste, 1 air pollution, 9 water discharges, and 5 brownfield sites. Buffalo Trace Distillery (1001 Wilkinson Blvd., 3,044 feet from the project site) had Clean Water Act

		violations in 9 of the past 12 quarters. In Q2 of calendar year (CY) 2022, the distillery was cited for ''reportable non-compliance'' that was resolved in Q3 of CY2022. ''Other violations'' for exceeding discharge limits were issued in Q4 of CY2022 and Q1 of CY2023. They were also cited for ''Significant/Category 1 Noncompliance- Failure to Report DMR-Not Received'' Q2 CY2023 through Q1 CY2024. These violations were resolved in Q2 CY2024. Buffalo Trace received additional citations for exceeding discharge limits in Q32024 and Q1 2025. Despite these violations, the facility should pose no risk to residents living 3,044 feet away, because they will get their drinking water from the Frankfort Plant Board, whose most recent water quality report (attached) shows no violations. In an email dated 7/11/2025 in response to an open records request about brownfields within 3,000 feet of the project site, Nathan Hancock with the Kentucky Energy and Environment Cabinet stated 'the considerable distance and elevation difference make it unlikely that release from the identified properties would affect the 519 Greenup location'. Radon testing was performed by Protect Environmental using a continuous radon monitoring device (NRPP ID-112731-AL) placed by Doug Webster (Certification # 109203-RMP) from 11AM on 7/15/2025 through 11AM on 7/18/2025. The test documented radon levels of 4.7 pCi/L. Therefore, radon mitigation measures will be installed during rehabilitation and testing will ensure levels are below 4.0 pCi/L before closing. Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National

		Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This project, consisting of the acquisition, rehabilitation, and resale of an existing single-family detached home, is an activity governed by the 2023-2028 CATEGORICAL CONSULTATION AGREEENT BETWEEN KENTUCKY HOUSING CORPORATION AND THE KENTUCKY FIELD OFFICE OF THE U.S. FISH AND WILDLIFE SERVICE FOR CERTAIN HUD-FUNDED PROJECTS, which states "The following activities are included in the terms of this agreement and, if not excluded by the 'Special Conditions' section of this agreement, may be undertaken without additional review by the Service. 1. Renovation, remodeling, repair of existing structures which are internal and/or external to the structure, provided that an inspection of the existing structure has confirmed the absence of bats." Jeff Poe, Construction Manager for Community Ventures, visited the proposed site on June 16,

		2025, and determined there is no evidence that bats are present at the site.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The project consists of the acquisition, rehabilitation, and resale of an existing single-family detached housing unit.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing,
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The FIRMette Map for the project site documents that it is in Zone X-Area of Minimal Flood Hazard (Panel #21073C0128E, eff. 12/21/2017) The FIRMette also documents that the 0.2-percent-annual-chance floodplain is defined on this FIRM panel.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. In a letter dated July 7, 2025, the Kentucky Heritage Council stated ''We understand the proposed project involves the acquisition and rehabilitation of the property located at 519 Greenup Avenue in Frankfort, Kentucky. Based on the documentation provide, our office has no below-ground concerns. Our review indicates that the proposed project will not impact any

		properties or sites that are listed in or eligible for the National Register of Historic Places. We would concur with a finding of No Historic Properties Affected.'' Per HUD's When to Consult with Tribes Under Section 106 Checklist, tribal consultation is not required for this project consisting of the acquisition, rehabilitation, and resale of one unit of existing single-family detached housing.
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 is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: The project site is 1,652 feet away from Holmes St., the nearest road with AADT data available from the Kentucky Transportation Cabinet, beyond the 1,000-foot threshold. Per the FRA Map, the project site is 5,193 feet away from the nearest railroad. The project site is 2.59 miles away from the Capital City Airport, the only airport within a 15-mile radius. NOTE: Operations data for Capital City Airport is not currently available at https://www.aspm.faa.gov/ as specified in the FAA Airport Master Record downloaded August 15, 2025. Therefore, a previously printed version of the FAA Airport Master Record for Capital City Airport from 2019 that contained operations data was used as proxy for the HUD Airport Noise worksheet. The project is in compliance with HUD's Noise regulation without mitigation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family

		detached housing. Also, there are no sole source aquifers in Kentucky.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is 2.64 miles from Elkhorn Creek, the nearest Nationwide Rivers Inventory body, and is 69.43 miles from the Wild and Scenic portion of the Red River, Kentucky's only Wild and Scenic River. There are no Study Rivers in Kentucky.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Radon testing documented radon levels above 4.0 pCi/L, therefore radon mitigation measures will be installed by a NRPP-certified professional during rehabilitation. Closing on this unit will not occur until radon test results document the mitigation measures' efficacy with results lower than 4.0 pCi/L.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents.

The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures	N/A	Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Jeff Poe of Community Ventures will ensure compliance with these measures following rehabilitation and completion of project activities. Jeff Poe will monitor to ensure	

			the mitigation measures and conditions are carried out successfully.	

Project Mitigation Plan

Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures following rehabilitation and completion of project activities. Jeff Poe will monitor to ensure the mitigation measures and conditions are carried out successfully. Closing on this unit will not occur until testing shows radon levels below 4.0 pCi/L.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

✓ **Yes**

2. Is your project located within a Runway Protection Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ) ?

Yes, project is in an APZ

Yes, project is an RPZ/CZ

✓ No, project is not within an APZ or RPZ/CZ

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within either zone below.

Screen Summary

Compliance Determination

The project is not in a Runway Protection Zone/Clear Zone. The project is in compliance with Airport Runway Clear Zone requirements. The project site is within 15,000 feet of a joint military-civilian airfield, the Capital City Airport, located 2.59 miles away. However, the project site is not within the airport's Runway Protection

Zone/Military Clear Zone nor the Military Accident Potential Zone as specified using the dimensions provided in the HUD WISER Airport Hazards training for compliance with 24 CFR 51 Subpart D.

Supporting documentation

Capital City RPZ-MCZ-MAPZ Map with Measurements- East Side.pdf
Capital City RPZ-MCZ-MAPZ Map with 519 Greenup Ave.pdf
NEPAssist_Airports within 2500 and 15000 feet_519 Greenup Ave.pdf
Distance to Capital City Airport from 519 Greenup Ave.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Screen Summary

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

FIRMette Map-519 Greenup Ave.pdf

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). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends

that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The FIRMette Map for the project site documents that it is Zpne X-area of minimal flood hazard (Panel #21073C0128E eff. 12/21/2017). A search of the FEMA Flood Map Service Center All Products database shows there are no preliminary FIRM Panels for Frankfort, KY.

Supporting documentation

FEMA Flood Map Svc Ctr_Search All Products_No Preliminary_Frankfort KY_2025-8-15.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing,

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary

Compliance Determination

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

The ECHO Facility search report for the project site shows that there are 33 EPA-regulated facilities within a 3,000-foot radius of the project site: 16 hazardous waste, 1 air pollution, 9 water discharges, and 5 brownfield sites. Buffalo Trace Distillery (1001 Wilkinson Blvd., 3,044 feet from the project site) had Clean Water Act violations in 9 of the past 12 quarters. In Q2 of calendar year (CY) 2022, the distillery was cited for ''reportable non-compliance'' that was resolved in Q3 of CY2022. ''Other violations'' for exceeding discharge limits were issued in Q4 of CY2022 and Q1 of CY2023. They were also cited for ''Significant/Category 1 Noncompliance- Failure to Report DMR-Not Received'' Q2 CY2023 through Q1 CY2024. These violations were resolved in Q2 CY2024. Buffalo Trace received additional citations for exceeding discharge limits in Q32024 and Q1 2025. Despite these violations, the facility should pose no risk to residents living 3,044 feet away, because they will get their drinking water from the Frankfort Plant Board, whose most recent water quality report (attached) shows no violations. In an email dated 7/11/2025 in response to an open records request about brownfields within 3,000 feet of the project site, Nathan Hancock with the Kentucky Energy and Environment Cabinet stated 'the considerable distance and elevation difference make it unlikely that release from the identified

properties would affect the 519 Greenup location'.

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
** Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

2. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice CPD-23-103?

Yes

Explain:

✓ No

* Notes:
- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

3. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

4. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

✓ Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

5. How was radon data collected?

✓ All buildings involved were tested for radon

A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

Provide the documentation* used to derive this value:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

6. Were the radon test results for any dwelling unit tested at or above 4.0 pCi/L?

✓ Yes

Radon Mitigation is required for the question to proceed.

Enter the total number of dwelling units tested:

1

How many dwelling units tested at or above 4.0 pCi/L:

1

Enter the highest radon test result value:

4.7

Document the test results for all dwelling units tested with a copy of the test results for all dwelling units or testing report(s) covering all units:

Radon testing was performed by Protect Environmental using a continuous radon monitoring device (NRPP ID-112731-AL) placed by Doug Webster (Certification # 109203-RMP) from 11AM on 7/15/2025 through 11AM on 7/18/2025.

File Upload:

Protect Environmental Radon Data Report-519 Greenup Ave_2025-7-18.pdf

No

Provide a copy of the test results for all dwelling units tested or testing report(s) covering all units tested:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen:

Non-radon contamination was found in a previous question.

7. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated. Project cannot proceed at this location.

✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice CPD-23-103 for additional information on radon mitigation plans.
** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

8. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls.**

Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

✓ Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical

access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.
** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. The ECHO Facility search report for the project site shows that there are 33 EPA-regulated facilities within a 3,000-foot radius of the project site: 16 hazardous waste, 1 air pollution, 9 water discharges, and 5 brownfield sites. Buffalo Trace Distillery (1001 Wilkinson Blvd., 3,044 feet from the project site) had Clean Water Act violations in 9 of the past 12 quarters. In Q2 of calendar year (CY) 2022, the distillery was cited for ''reportable non-compliance'' that was resolved in Q3 of CY2022. ''Other violations'' for exceeding discharge limits were issued in Q4 of CY2022 and Q1 of CY2023. They were also cited for ''Significant/Category 1 Noncompliance- Failure to Report DMR-Not Received'' Q2 CY2023 through Q1 CY2024. These violations were resolved in Q2 CY2024. Buffalo Trace received additional citations for exceeding discharge limits in Q32024 and Q1 2025. Despite these violations, the facility should pose no risk to residents living 3,044 feet away, because they will get their drinking water from the Frankfort Plant Board, whose most recent water quality report (attached) shows no violations. In an email dated 7/11/2025 in response to an open records request about brownfields within 3,000 feet of the project site, Nathan Hancock with the Kentucky Energy and Environment Cabinet stated 'the considerable distance and elevation difference make it unlikely that release from the identified properties would affect the 519 Greenup location'. Radon testing was performed by Protect Environmental using a continuous radon monitoring device (NRPP ID-112731-AL) placed by Doug Webster (Certification # 109203-RMP) from 11AM on 7/15/2025 through 11AM on 7/18/2025. The test documented radon levels of 4.7 pCi/L. Therefore, radon mitigation measures will be installed during rehabilitation and testing will ensure levels are below 4.0 pCi/L before closing. Mitigation measures shall be completed according to the most current version of ANSI/AARST CCAH (American

National Standards Institute/American Association of Radon Scientists and Technologists CCAH Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses) and installed by a National Radon Proficiency Program (NRPP)-certified professional. Mitigation measures will include but may not be limited to installation of a radon fan with exterior routing. Jeff Poe of Community Ventures will ensure compliance with these measures

Supporting documentation

Contamination-Toxic Substances Supporting Documentation_519 Greenup Ave.pdf

Are formal compliance steps or mitigation required?

- ✓ Yes
- No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect specifies or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:
This is an activity governed by the 2023-2028 CATEGORICAL CONSULTATION AGREEMENT BETWEEN KENTUCKY HOUSING CORPORATION AND THE KENTUCKY FIELD OFFICE OF THE U.S. FISH AND WILDLIFE SERVICE FOR CERTAIN HUD-FUNDED PROJECTS.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary
Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This project, consisting of the acquisition, rehabilitation, and resale of an existing single-family detached home, is an activity governed by the 2023-2028 CATEGORICAL CONSULTATION AGREEENT BETWEEN KENTUCKY HOUSING CORPORATION AND THE KENTUCKY FIELD OFFICE OF THE U.S. FISH AND WILDLIFE SERVICE FOR CERTAIN HUD-FUNDED PROJECTS, which states "The following activities are included in the terms of this agreement and, if not excluded by the 'Special Conditions' section of this agreement, may be undertaken without additional review by the Service. 1. Renovation, remodeling, repair of existing structures which are internal and/or external to the structure, provided that an inspection of the existing structure has confirmed the absence of bats." Jeff Poe, Construction Manager for Community Ventures, visited the proposed site on June 16, 2025, and determined there is no evidence that bats are present at the site.

Supporting documentation

Endangered Species Supporting Documentation_519 Greenup.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The project consists of the acquisition, rehabilitation, and resale of an existing single-family detached housing unit.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

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Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This project only includes acquisition, rehabilitation, and resale of an existing unit with no additions or ground disturbance.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing,

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
(1) The property is cleared of all existing buildings and walled structures; and
(2) The property is cleared of related improvements except those which:
(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least

50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The FIRMette Map for the project site documents that it is in Zone X-Area of Minimal Flood Hazard (Panel #21073C0128E, eff. 12/21/2017) The FIRMette also documents that the 0.2-percent-annual-chance floodplain is defined on this FIRM panel.

Supporting documentation

FIRMette Map-519 Greenup Ave(1).pdf
FEMA Flood Map Svc Ctr_Search All Products_No Preliminary_Frankfort KY_2025-8-15(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:
Fahe initiated consultation with the Kentucky Heritage Council (SHPO), who responded with a letter dated July 7, 2025. According to the When to Consult with Tribes Under Section 106 Checklist, the proposed project does not include any activities that require THPO consultation.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**
   519 Greenup Ave., Frankfort, KY 40601

   In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

   Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information

   Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

   Yes
   ✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. In a letter dated July 7, 2025, the Kentucky Heritage Council stated ''We understand the proposed project involves the acquisition and rehabilitation of the property located at 519 Greenup Avenue in Frankfort, Kentucky. Based on the documentation provide, our office has no below-ground concerns. Our review indicates that the proposed project will not impact any properties or sites that are listed in or eligible for the National Register of Historic Places. We would concur with a finding of No Historic Properties Affected.'' Per HUD's When to Consult with Tribes Under Section 106 Checklist, tribal consultation is not required for this project

consisting of the acquisition, rehabilitation, and resale of one unit of existing single-family detached housing.

Supporting documentation

Historic Preservation Supporting Documentation_519 Greenup Ave.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

✓ Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details. The definition of "modernization" is determined by program office guidance.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

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✓ No

3. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

Describe findings of the Preliminary Screening:

The project site is 1,652 feet away from Holmes St., the nearest road with AADT data available from the Kentucky Transportation Cabinet, beyond the 1,000-foot threshold. Per the FRA Map, the project site is 5,193 feet away from the nearest railroad. The project site is 2.59 miles away from the Capital City Airport, the only airport within a 15-mile radius.

Screen Summary

Compliance Determination

The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: The project site is 1,652 feet away from Holmes St., the nearest road with AADT data available from the Kentucky Transportation Cabinet, beyond the 1,000-foot threshold. Per the FRA Map, the project site is 5,193 feet away from the nearest railroad. The project site is 2.59 miles away from the Capital City Airport, the only airport within a 15-mile radius. NOTE: Operations data for Capital City Airport is not currently available at https://www.aspm.faa.gov/ as specified in the FAA Airport Master Record downloaded August 15, 2025. Therefore, a previously printed version of the FAA Airport Master Record for Capital City Airport from 2019 that contained operations data was used as proxy for the HUD Airport Noise worksheet. The project is in compliance with HUD's Noise regulation without mitigation.

Supporting documentation

Noise Abatement Supporting Documentation_519 Greenup Ave.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing. Also, there are no sole source aquifers in Kentucky.

Supporting documentation

KY Sole Source Aquifers Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

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" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. The project consists of the acquisition, rehabilitation, and resale of one unit of single-family detached housing.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is 2.64 miles from Elkhorn Creek, the nearest Nationwide Rivers Inventory body, and is 69.43 miles from the Wild and Scenic portion of the Red River, Kentucky's only Wild and Scenic River. There are no Study Rivers in Kentucky.

Supporting documentation

Distance to Elkhorn Creek_519 Greenup Ave.pdf
Distance to Red River_519 Greenup Ave.pdf
NWSRS Study Rivers_2025-8-15.pdf
Red River_NWSRS Webpage.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Radon testing documented radon levels above 4.0 pCi/L, therefore radon mitigation measures will be installed by a NRPP-certified professional during rehabilitation. Closing on this unit will not occur until radon test results document the mitigation measures' efficacy with results lower than 4.0 pCi/L.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No