

COMBINED NOTICE
NOTICE TO PUBLIC OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT,
NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS, AND FINAL
NOTICE OF EXPLANATION OF ACTIVITY IN A 100 AND/OR 500-YEAR
FLOODPLAIN

June 6, 2025

City of Jackson, KY
333 Broadway Street,
Jackson, KY 41339
(606) 666-7069

These notices shall satisfy three separate but related procedural requirements for the activities to be undertaken by the City of Jackson.

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS

Request for Release of Funds

On or about June 23, 2025, the City of Jackson will submit a request to the KY Department for Local Government for the release of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Title 1 of the Housing and Community Development Act of 1974 (PL 93-383) to undertake the following project:

Project Name: City of Jackson Multi-Family Rental Project (River North)

Project Number: 21D-033

Purpose of the Project: Acquisition of land/structure and development of multi-family housing units to meet community needs in response to the 2021 and 2022 floods (including a sewer extension in support of the site)

Project Location: 1389 KY-15, Jackson, Kentucky 41339 (37.56742929811356, -83.40084135535497); Sewer extension from address to pre-existing wastewater treatment plant at 353 KY-15, Jackson, KY 41339

Census Tract: 9203.02

Finding of No Significant Impact

The City of Jackson has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact

Statement under the National Environmental Policy Act of 1969 (NEPA) (PL-91-190) is not required. An Environmental Review Record (ERR) respecting the within project has been made by the City of Jackson which documents the environmental review of the project and more fully sets forth the reasons why such Statement is not required. This Environmental Review Record is on file at the City of Jackson, 333 Broadway Street, Jackson, KY 41339 and is available for public examination and copying, upon request, at Jackson City Hall, Office of the Mayor between the hours of 9 AM and 4 PM. No further environmental review of such project is proposed to be conducted, unless proposed changes to the project scope are identified.

Public Comments

All interested agencies, groups, and persons disagreeing with the ERR decision are invited to submit written comments for consideration by the City of Jackson to Jackson City Hall, Office of the Mayor. Such written comments should be received at 333 Broadway Street, Jackson, KY 41339. Comments may also be submitted by email to Megan Stepp at mstepp@fahe.org. All such comments must be received on or before June 22, 2025. All such comments so received will be considered by the City of Jackson prior to authorizing submission of a request for release of funds or taking any administrative action on the within project prior to the date specified on the proceeding sentence. Comments should specify which Notice they are addressing.

Environmental Certification

The City of Jackson will undertake the project described above with Block Grant funds from the KY Department for Local Government under Title I of the Housing and Community Development Act of 1974. The City of Jackson is certifying to the state that the City of Jackson and Laura Thomas, in her official capacity as Mayor, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval City of Jackson may use the Block Grant funds and the state and HUD will have satisfied their responsibilities under the National Environmental Policy Act of 1969 and related laws and authorities.

Objection to Release of Funds

The state will accept objections to its release of funds and the City of Jackson's certification for a period of fifteen days following the anticipated submission dates or it's actual receipt for the request (whichever is later) only if they are on one of the following bases:

- (a) The certification was not in fact executed by the Certifying Officer of the City of Jackson.
- (b) The City of Jackson has failed to make one of the two findings pursuant to S58.41 or to make the written determination decision required by SS578.57, 58.53 or 58.64 for the project, as applicable.
- (c) The City of Jackson has omitted one or more of the steps set forth at Subparts F and G for the preparation and completion of an EA.
- (d) No opportunity was given to the Advisory Council on Historic Preservation or its Executive Director to review the effect of the project on a property listed on the National Register of Historic Places, or found to be eligible for such listing by the Secretary of the Interior, in accordance with 36 CFR Part 800.
- (e) The 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 the release of funds and approval of the Environmental Certification by HUD or the State.
- (f) 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 the KY Department for Local Government, Office of Federal Grants, 1024 Capital Center Drive, Ste. 340 Frankfort, Kentucky 40601.

Objections to the release of funds on bases other than those stated above will not be considered by the state. No objection received after July 9, 2025 will be considered by the state. Potential objectors should contact the Department for Local Government to verify the actual last day of the state Comment period.

**FINAL NOTICE OF EXPLANATION OF ACTIVITY IN A 100 AND/OR
500-YEAR FLOODPLAIN**

This is to give notice that the City of Jackson has conducted an evaluation as required by Executive Orders 11988 and 11990 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for City of Jackson Multi-Family Rental Project (River North) under CDBG-DR 21D-033. The proposed project is located at 1389 KY-15, Jackson, Kentucky 41339 (37.56742929811356, -83.40084135535497); with a sewer extension from address to pre-existing wastewater treatment plant at 353 KY-15, Jackson, KY 41339

This project involves acquisition of property, substantial renovation and improvements to a pre-existing structure to create rental housing units, associated on-site improvements and infrastructure, a sewer line extension to the City's pre-existing wastewater treatment plant, ongoing tenant identification, and rental management.

The City of Jackson has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

- Alternative: Locate the project outside the FFRMS.
Evaluation: The City of Jackson, Kentucky has considered two other sites for a multi-family development project, which have been rejected in part due to cost-prohibitive factors. These alternative sites also presented environmental concerns that were discovered during feasibility development. Overall, the current project site is the most suitable available site for multi-family development. It was based on considerations including land availability, infrastructure access, environmental impact, and community needs. The structure is above the 100-year flood plain, and with minor modifications can be protected from a 500-year flood event.
- Alternative: No Action Alternative.
Evaluation: A-no action alternative was also considered and rejected because the City of Jackson is in dire need of affordable multi-family housing. There is a significant gap between housing availability and need for housing. After major flooding disasters such as the 2021 and 2022 flooding events, the need for safe and affordable rental housing was further exacerbated. The proposed project would provide the longer-term housing needed for residents and families to maintain stability.
- Mitigation: The City of Jackson will comply with local, state, and federal standards to minimize impacts to the floodplain. Since the construction of the structure, the property has no record of flooding. The proposed renovation includes a total of five new ground floor entry points. Each of these will be fitted with base plates and the required hardware to quickly install a 30" tall waterproof flood dam at each of the ground floor entrances / openings to seal the ground floor level from water intrusion in the event of a 500-year flood. In addition, the exterior brick veneer wall system will be sealed from the exterior side and all penetrations caulked & sealed to create a water-resistant barrier a minimum of 36" above grade. These measures will be implemented to the extent possible to prevent water intrusion during the rise and fall of the 500-year event (approximately 2 – 3 hours). In addition, all of the exterior mechanical condensing units for the multifamily units are to be set on elevated pads / platforms as required to remain out of the 500-year floodplain. If additional mitigation measures are identified during the

carrying out of project activities, project administrators will work with engineers (Nesbitt Engineering; JCB Architects) and builders to responsibly implement these measures.

The City of Jackson has reevaluated the alternatives to conducting project activities in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Jackson at the following address on or before June 23, 2025: Jackson City Hall, Office of the Mayor 333 Broadway Street, Jackson, KY 41339 Attention: Laura Thomas, Mayor. Written comments may be received between the hours of 9:00 AM and 4:00 PM, Monday-Friday.

Mayor Laura Thomas
333 Broadway Street
Jackson, KY 41339