

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

4/27/26

KY Department for Local Government
100 Airport Road
Frankfort, KY 40601
502-573-2382

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

Request for Release of Funds

On or about May 18, 2026 the Kentucky Department for Local Government will submit a request to the United States Department of Housing and Urban Development for the release of Community Development Block Grant- Disaster Recovery (CDBG-DR) funds under Title I of the Housing and Community Development Act of 1974 (PL 93-383), as amended, to undertake a project known as Winterwood Portfolio IV for the purpose of rehabilitation of four multi-family housing complexes in eastern Kentucky.

Project ID number, location, description and cost:

Branham Heights (21D-035)- 67 Branham St., Wheelwright, Floyd County, KY 41669 Census Tract 9205

Branham Heights is an existing 24-unit affordable housing development that has been in service since 1987 and currently has significantly deferred capital maintenance. This investment ensures that this housing remains available to the residents of Floyd County. In 2022, Floyd County was heavily impacted by flash flooding, leading to significant damage at Branham Heights and leaving multiple units uninhabitable. The construction scope includes full interior and exterior renovation of currently occupied units, reconstruction of down units impacted by the disaster, and some additional ground disturbance of previously disturbed land. HUD Funds \$2,981,679 Non-HUD Funds \$1,497,010.

HUD Funding: \$2,981,679

Non-HUD Funding: \$1,497,010

Total Project Cost: 4,478,689

Eastern Pines (21D-031)- 511 Gorman Hollow Road, Hazard, Perry County, KY 41701 Census Tract 9705.01

This project has received CDBG-DR funding to acquire and renovate Eastern Pines Apartments, an existing 36-unit affordable housing development located at 515 Gorman Hollow Road, Hazard, Kentucky 41701. Eastern Pines has been in service since 1985 and currently has significantly deferred capital maintenance. Project activities will include replacement of all stairs with new galvanized stringers and steps; replacement of existing gutters and downspouts with new seamless gutters; and milling and repaving of the existing asphalt parking lot. The scope of work also includes the replacement of 72 windows with new vinyl double-pane units, new patio and entrance doors for all 36 units, and repainting of balconies on 18 units. The existing dumpster screen will be demolished and rebuilt using treated lumber. Interior improvements will include replacement of flooring, paint, cabinets, countertops, doors, plumbing fixtures, and light fixtures in all 36 units. Each unit will also receive a new water heater, HVAC system, and a full set of new energy-efficient appliances. The total project budget is \$6,603,211 (\$4,472,519 of CBDG-DR funding and \$2,130,692.00 of various funding sources).

HUD Funding: \$4,472,519
Non-HUD Funding: \$2,130,692
Total Project Cost: \$6,603,211

Forest Trace (21D-036)- 160 Forest Trace Hill #140, Huddy, Pike County, KY 41535 Census Tract 9314

Forest Trace Apartments is an existing 39-unit affordable housing development that has been in service since 1991 and currently has significant deferred capital maintenance. This investment ensures that this housing remains available to the residents of Pike County. The construction scope includes a full interior and exterior renovation of currently occupied units with some additional ground disturbance of previously disturbed land. Funding is HUD \$4,845,229 non-HUD \$1,999,983 Total project cost \$6,845,212.

HUD Funding: \$4,845,229
Non-HUD Funding: \$1,999,983
Total Project Cost: \$6,845,212

Gorman Place (21D-029)- 535 Gorman Hollow Road, Hazard, Perry County, KY 4170 Census Tract 9705.01

This project has received CDBG-DR funding to acquire and renovate Gorman Place Apartments, an existing 32-unit affordable housing development located at 535 Gorman Hollow Road, Hazard, Kentucky 41701. Gorman Place has been in service since 1988 and currently has significantly deferred capital maintenance. Project activities include repairing roofing, gutters, balconies, as well as the addition of swells and ground drains to properly drain water away from buildings. Following rehabilitation, each unit will include upgraded patio doors, water heaters, HVAC systems, kitchen/bath cabinets, and plumbing and light fixtures. Additionally, site improvements include the renovation of an existing playground and common grill space. The total project budget is \$5,530,615 (\$3,975,573 of CDBG-DR funding and \$1,555,042 of various funding sources).

HUD Funding: \$3,975,573
Non-HUD Funding: \$1,555,042
Total Project Cost: \$5,530,615

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 on the Kentucky Department for Local Government's website at <https://dlg.ky.gov/grants/federal/DR/Pages/default.aspx> and 100 Airport Road, Frankfort, Kentucky 40601 and may be examined or copied weekdays 9 A.M to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Kentucky Department for Local Government at 100 Airport Road, Frankfort, Kentucky 40601, Attention Jennifer Peters. Comments may also be submitted by email to jennifer.peters@ky.gov. All comments received by May 15, 2026, will be considered by the KY Department for Local Government prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The Kentucky Department for Local Government certifies to HUD that Matt Sawyers in his capacity as Commissioner 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 Winterwood Development and its partner, Tower Seven Associates, LLC., to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the KY Department for Local Government's certification for a period of fifteen days following the anticipated submission date (June 3, 2026) or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the KY Department for Local Government; (b) the Department for Local Government 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 may be sent via email to HUD Office of Disaster Recovery at disaster_recovery@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Matt Sawyers, Commissioner