

CONSOLIDATED PLAN

2015

5-YEAR CONSOLIDATED PLAN

2015

ONE-YEAR ACTION PLAN

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



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Table of Contents

Executive Summary	3
ES-05 Executive Summary	3
The Process	14
PR-05 Lead & Responsible Agencies	14
PR-10 Consultation	16
PR-15 Citizen Participation	22
Needs Assessment	24
NA-05 Overview	24
NA-10 Housing Needs Assessment	25
NA-15 Disproportionately Greater Need: Housing Problems	32
NA-20 Disproportionately Greater Need: Severe Housing Problems	35
NA-25 Disproportionately Greater Need: Housing Cost Burdens	38
NA-30 Disproportionately Greater Need: Discussion	40
NA-35 Public Housing	41
NA-40 Homeless Needs Assessment	46
NA-45 Non-Homeless Special Needs Assessment	51
NA-50 Non-Housing Community Development Needs	53
Market Analysis	58
MA-05 Overview	58
MA-10 Number of Housing Units	59
MA-15 Cost of Housing	62
MA-20 Condition of Housing	65
MA-25 Public and Assisted Housing	69
MA-30 Homeless Facilities	74
MA-35 Special Needs Facilities and Services	79
MA-40 Barriers to Affordable Housing	82
MA-45 Non-Housing Community Development Assets	85
MA-50 Needs and Market Analysis Discussion	92
Strategic Plan	96
SP-05 Overview	96
SP-10 Geographic Priorities	97
SP-25 Priority Needs	98
SP-30 Influence of Market Conditions	105
SP-35 Anticipated Resources	106

SP-40 Institutional Delivery Structure	110
SP-45 Goals	117
SP-50 Public Housing Accessibility and Involvement	126
SP-55 Barriers to Affordable Housing	127
SP-60 Homelessness Strategy	130
SP-65 Lead Based Paint Hazards	136
SP-70 Anti-Poverty Strategy	139
SP-80 Monitoring	145
Action Plan	147
AP-15 Introduction	147
AP-20 Annual Goals and Objectives	152
AP-35 Introduction - Projects	158
AP-38 Project Summary	160
AP-35 Geographic Distribution	171
AP-55 Introduction – Affordable Housing	173
AP-60 Public Housing	174
AP-65 Homeless and other Special Needs	175
AP-75 Barriers to Affordable Housing	178
AP-85 Other Actions	180
AP-95 Introduction – Program Specific Requirements	183
Attachment 1 - Resolution	190
Attachment 2 - First Time Homebuyer Guidelines	192
Attachment 3 - Standards for Providing ESG Assistance	205
Attachment 4 - Fair Housing and Title VI	211

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Lexington-Fayette Urban County Government's 2015 Consolidated Plan represents the jurisdiction's goals and objectives for addressing housing and community development needs for the five-year period July 1, 2015 through June 30, 2020. The goals in the Consolidated Plan include the provision of safe and affordable housing for low- and moderate-income persons, homeless persons, and for persons with special needs; public improvements and neighborhood revitalization in low- and moderate-income neighborhoods; renovation of buildings and sites in the community that are used for the provision of social services to low-income persons; and provision of services that will positively impact social and economic conditions for low-income persons. The Lexington-Fayette Urban County Government (LFUCG) uses Community Development Block Grant funds, HOME Investment Partnerships Program funds, and Emergency Solutions Grants Program funds primarily for housing rehabilitation, new housing development, first-time homeownership, public improvements, and public services for at-risk youth, homeless persons, and other persons with special needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The jurisdiction recognizes a need for an expanded supply of affordable housing, specifically affordable housing for extremely low-income renter families. As identified in the Needs Assessment, approximately 18,000 households are severely cost-burdened, meaning that they pay greater than 50% of their income for housing, and most of these households are at or below 30% of area median income. Over the five year period, the jurisdiction plans to add or rehabilitate 500 units of rental housing through Consolidated Plan resources and other funding sources. Since the housing authority's housing choice voucher waiting list is almost consistently closed, the jurisdiction expects to continue the operation of HOME-assisted Tenant-Based Rental Assistance programs for very low-income households, who are homeless, at-risk of homelessness, or with special needs, specifically severe mental illnesses and HIV/AIDS. Also identified as a need is rehabilitation of existing housing units occupied by low-income owners. In response, the jurisdiction will continue operation of a housing rehabilitation program, an emergency repair program, an energy efficiency program, and an accessibility program for persons who are disabled. Over the five-year period, it is anticipated that 300 households will be assisted. In response to the area's high cost of homeownership, the jurisdiction will continue to support subsidies for first-time homebuyers. Over the five-year period, 125 households will be assisted with homeownership.

The jurisdiction will allocate funding for operation of programs for the homeless and for at-risk youth. Emergency Solutions Grants funding will be used to offset costs of operating an emergency shelter for single men and an emergency shelter for adults and children who are the victims of domestic violence. Annually, approximately 2,248 persons will have access to emergency shelter and other services to help them move to permanent housing. ESG funds will also be used with Community Development Block Grant funds to provide homeless and at-risk of homeless persons with severe mental illnesses with immediate access to shelter, with a goal of transitioning them to permanent housing. Annually, it is

projected that 19 households will be served. With ESG funds, a rapid rehousing/homelessness prevention program will continue to assist 70 households annually.

The jurisdiction will continue its replacement of stormwater facilities, sidewalks, streets, and sanitary sewers in the Meadows-Northland-Arlington area. Over the five-year period, a public investment of \$7.5 million will be made to improve the livability of this neighborhood.

In response to a small area plan, a study of a deteriorated commercial area will be undertaken in the Cardinal Valley Area, to determine the feasibility of providing land for much needed public services in this low-income area.

3. Evaluation of past performance

The following is a summary of accomplishments since the adoption of the 2010 Consolidated Plan (Program Years 2010, 2011, 2012 and 2013):

- Using HOME funds and with the support of local financial institutions, REACH made it possible for 66 low-income households to become homeowners.
- Lexington Habitat for Humanity constructed 39 houses for homeownership for households whose incomes are at or below 60% of median income. HOME funds were used by Habitat to provide gap financing in the production of these units that received wide community support with donations of funds, building supplies, and volunteer labor.
- LFUCG's Division of Grants and Special Programs' Single Family Housing Rehabilitation Program, using HOME and CDBG funds, financed and managed 103 projects, bringing these substandard units up to code, improving energy efficiency and providing accessibility improvements when needed. An additional 58 households were provided with emergency repairs that included HVAC, plumbing, and/or electrical repairs.
- Using CDBG funds, LFUCG's partner agency, Community Action Council, assisted 11 households with energy efficient HVAC replacements in conjunction with a Department of Energy Low-Income Home Energy Assistance Program. A second partner agency, the Realtors Community Housing Foundation completed 77 minor housing rehabilitations, some of which included emergency repairs and the construction of ramps for households with accessibility problems. This foundation used CDBG funds combined with privately raised donations and volunteer labor for this effort.
- The LFUCG provided gap financing with HOME funds for the following rental housing projects that have been completed since 2010:
 - Fayette County Local Development Corporation - construction of 9 HOME-assisted rental units for LMI Households.
 - Parkside Development Group - construction of 36 housing units for LMI households, 10 of which are HOME-assisted.

The LFUCG has assisted the following agencies with rehabilitation of existing facilities:

- Salem Village Apartments — rehabilitation of 39 units, 3 of which are HOME-assisted.

- Bluegrass.org (Bluegrass Regional Mental Health – Mental Retardation Board, Inc.)– rehabilitation of 16 units using CDBG funds for very-low income persons
- Falcon Crest Apartments – rehabilitation of 72 multi-family units for low-income persons with special needs

The LFUCG provided Hope Center with CDBG funding for the rehabilitation of its emergency shelter for homeless men.

The LFUCG provided CDBG funding for construction of a neighborhood playground at the Russell School Community facility.

Three agencies, (Community Action Council, AIDS Volunteers, and Bluegrass Regional Mental Health-Mental Retardation Board, Inc.) operated HOME-financed Tenant Based Rental Assistance programs for very low-income persons with disabilities who are either homeless or on the brink of homelessness. An average of 26 households were assisted annually.

The following agencies were provided with CDBG and/or ESG funds to provide supportive services to homeless persons in order to assist them in moving to permanent housing: Hope Center, Hope Center for Women, Chrysalis House, Salvation Army, Greenhouse17 (Bluegrass Domestic Violence Program), Bluegrass Regional Mental Health-Mental Retardation Board, Inc., Volunteers of America, and LFUCG’s Division of Adult and Tenant Services.

The following agencies were provided with CDBG funds to operate programs for low-income youth to enable them to mature into successful adults: LFUCG’s Police Activities League, Repairers of the Breach, Focus on Youth Plus Impact, and Arbor Youth Services. REACH was provided funding to provide education on budgeting and improving credit scores.

LFUCG’s Division of Engineering, using CDBG funds, continued public improvements in a targeted low-income neighborhood in North Lexington. During the four year period, the division was able to make improvements to several streets in the Northland Arlington Meadows neighborhood in order to decrease incidents of home flooding and to improve pedestrian access to schools and other services. A total of 2,194 persons were served. These improvements included new storm water drainage facilities, sidewalks, and streets. In addition, locally generated sewer construction funds were used to rebuild sanitary sewer lines in this neighborhood.

4. Summary of citizen participation process and consultation process

The Lexington-Fayette Urban County Government (LFUCG) followed an adopted Citizens Participation Plan in its development of the 2015 Consolidated Plan. The LFUCG conducted two public hearings (September 29, 2014, and March 16, 2015) in an attempt to solicit citizen comment on the housing and community development needs of t In addition to advertising in the community’s daily newspaper, The Lexington Herald-Leader, the government sends out a first-class direct mail to neighborhood associations in low-income neighborhoods, churches in low-income neighborhoods, urban county council members and their staff, and to organizations and individuals who have indicated an interest in the housing and community development needs of the low-income, homeless, and special needs populations. The public hearings are also advertised in the Key Newsjournal, a print and online publication targeted to issues in Lexington’s African-American community.

The public hearings are advertised on the government's cable channel and on the government's internet webpage, with the public invited to email ideas and suggestions. LFUCG has also begun to use social media to advertise public hearings.

Consultations were conducted with agencies serving low-income and homeless persons (including the local Continuum of Care entity) in an attempt to determine housing and service needs of the homeless and at-risk homeless. Consultations were also conducted with a local community development corporation, neighborhood associations, and other organizations whose missions are to improve housing, services, and economic opportunities for low-income people.

5. Summary of public comments

Representatives of Volunteers of America Kentucky have written letters requesting that CDBG funding be restored to the Lexington Family Program. This program has been funded for the past fifteen years and was not recommended for funding in Program Year 2015

6. Summary of comments or views not accepted and the reasons for not accepting them

Volunteers of America submitted comments regarding the recommendation that they not be funded for the 2015 year. The staff of the Division of Grants and Special Programs met with them to discuss their issues. They presented their case to the Urban County Council at work session on April 14 and at Council meeting on April 16. Council did not amend the draft Consolidated Plan.

**2015 CONSOLIDATED PLAN
EMERGENCY SOLUTIONS GRANTS APPLICATIONS**

NAME OF THE AGENCY	NAME OF THE PROJECT	ESG FUNDS REQUESTED	OTHER FUNDS	DESCRIPTION OF THE PROJECT	RECOMMENDATION FOR FUNDING
LFUCG-Division of Adult & Tenant Services	Adult & Tenant Services Homeless Prevention Program	\$50,000	\$50,000	Rapid Rehousing for homeless households-- payment of rent, utilities Prevention for households at risk	\$50,000
Hope Center, Inc.	Hope Center Emergency Shelter	\$120,000	\$880,000	Operating cost of men's emergency shelter on Loudon Avenue. Funds will be used to pay for personnel costs.	\$65,260
GreenHouse17 (formerly Bluegrass Domestic Violence Program)	Emergency Shelter and Concomitant Services	\$34,274	\$34,274	Emergency shelter and supportive services to women and children who are homeless as a result of domestic violence. Funds will be used for utilities, telephone, and food.	\$32,000
Arbor Youth Services, Inc.	AYS Rapid Rehousing/ Homelessness Prevention	\$11,457	\$13,792	Case Management for 12 households between the ages 18 and 24 that are currently homeless or at risk of homelessness. LFUCG Division of Adult and Tenant Services will fund deposits, rent, and utilities for these households.	\$11,457
Catholic Charities of the Diocese of Lexington, Inc.	Bridging the Gap Stability Program	\$13,500	\$16,989	Provision of rental assistance/utilities for households at risk of homelessness. Funds will be used for salaries, travel, HMIS license, and for direct financial assistance.	\$13,500
Kentucky United Methodist Home	Next Step Independence Center	\$171,368	\$92,658	Provide one-stop services to homeless youth in the age range of 17-25 to include assessment, transitional housing, classes to teach independent living skills, case management, help with emergency needs, supportive adult relationships, and peer social groups.	0
Administration	LFUCG Division of Grants and Special Programs	10,000	10,000	Contracting, monitoring, reviewing and approving payables.	\$10,000
TOTAL REQUESTED		\$410,599	\$1,097,713		\$182,217.00

**2015 CONSOLIDATED PLAN
COMMUNITY DEVELOPMENT BLOCK GRANTS APPLICATIONS – SERVICES**

NAME OF THE AGENCY	NAME OF THE PROJECT	CDBG FUNDS REQUESTED	OTHER FUNDS	DESCRIPTION OF THE PROJECT	FINAL RECOMMENDED AMOUNT
Bluegrass.org CONT. 7 yrs. \$24,096-2013	Safe Haven Homeless Shelter for Persons with SMI	\$32,000	\$32,000	Project responds to individuals with severe mental illness who become homeless or whose health is deteriorating in existing shelters. Two apartments are leased to provide housing until permanent housing can be found. Project serves approximately 7 clients per year and provides integrated case management, housing, and clinical services in a community-based setting.	\$23,000
Lexington-Fayette Urban County Division of Police CONT 14 yrs \$25,000-2013	Police Activities League	\$71,237	0	Program dedicated to low-income youth including sports activities (football, basketball, cheerleading & boxing) along with educational programs (remedial reading, computer classes, tutoring). Approximately 170 youth will benefit from these programs. Funds will be used for field trips, supplies, equipment, registration, dues and insurance.	\$25,000
Volunteers of America of Kentucky, Inc. CONT 16 yrs. \$46,000-2014	Lexington Family Housing Program	\$71,233	\$283,944	Continuation of transitional housing program for homeless families for 12-18 months. Provides intensive case management for purpose of helping homeless families achieve and sustain permanent housing. Will serve 35 families. Funds will be used for salaries and fringe benefits for program manager, case manager, and housing counselor.	0
Arbor Youth Services, Inc., (MASH Services of the Bluegrass, Inc.) CONT 8 yrs \$25,000-2014	Arbor Youth Services Afterschool Outreach Program	\$33,530	\$35,306	Continuation of services to homeless, abused, and low-income youth to reduce school drop-out, pregnancy, school suspensions and course failure. Activities include help with homework, leadership activities, HIV/AIDS and substance abuse education, health and nutrition activities, and financial literacy education. Anticipate serving 160 youth. Funds will be used for salaries, youth development activities, food, and staff development costs.	\$25,000

NAME OF THE AGENCY	NAME OF THE PROJECT	CDBG FUNDS REQUESTED	OTHER FUNDS	DESCRIPTION OF THE PROJECT	FINAL RECOMMENDED AMOUNT
Living Arts & Science Center CONT 1 yr. \$14,500-2014	Art Explorers After School Program-2 schools	\$23,295	\$8,915 In-kind	Art Explorers after-school Program at William Wells Brown Elementary School and Lexington Traditional Magnet School will provide third grade students and middle school students with multi-disciplinary and interactive art projects, with the goal of improving performance on related academic core content. William Wells Brown is among the lowest performing schools in the state. It is anticipated that 64 children from WWB and 32 youth at LTMS will be served.	\$23,200
Repairers of the Breach, Inc., CONT 7 yrs \$14,112-2013	Afterschool Program (formerly East 7 th Street Center)	\$16,700	\$67,950	Direct services to socio-economically disadvantaged youth and adults in Census Tract 3, including Kids' Café, educational and enrichment activities, computer access, tutoring, and field trips. Funds will be used to pay salary of Program Director. Project will benefit 200 individuals.	0
Center for Family & Community Services at Charles Young Community Center NEW	Family Literacy	\$10,220	\$27,720	After school literacy component will develop students; reading comprehension and study skills. Services will be offered after school, four days a week for 3-hour sessions. Project will also empower parents to address their own developmental needs, and monthly workshops will be offered to address child development topics. Approximately 100 persons will be served.	\$10,220
New Beginnings Bluegrass, Inc. CONT 1 yr. \$30,000	Homeless Outreach	\$32,000	\$2,438	Provision of an outreach worker to develop individualized housing plans to individuals with SPMI living in unsafe, unstable situations to transition them to permanent housing. Project will also provide security deposits, start-up costs, utility deposits for 12 households.	\$30,000
Broadway Christian Church	Broadway Downtown Youth Development Initiative	\$74,000	\$10,000	Creation of a safe place/empowerment center to offer after-school tutoring, mentoring, multi-cultural education and activities, audio/visual arts, community service days, field trips, and life skills	0
TOTAL REQUESTED		\$364,215	\$108,108		\$136,420.00

2015 CONSOLIDATED PLAN

COMMUNITY DEVELOPMENT BLOCK GRANTS APPLICATIONS – HOUSING, PUBLIC FACILITIES & ADMIN

NAME OF THE AGENCY	NAME OF THE PROJECT	CDBG FUNDS REQUESTED	OTHER FUNDS	DESCRIPTION OF THE PROJECT	RECOMMENDATION FOR FUNDING
Community Action Council for Lexington-Fayette, Bourbon, Harrison, and Nicholas Counties CONT	Weatherization Enhancement Program	\$48,000	\$48,000	Installation of high efficiency heat source in houses owned/occupied by low-income households. Approximately 15 households will be assisted	\$20,000
Realtor Community Housing Foundation CONT	RAMP(Remodeling for Accessibility Program)	\$60,000,	\$39,950	Project proposes to construct ramps or install lifts for low-income homeowners with mobility impairments. Approximately 15 people will be assisted.	\$30,000
Lexington Fayette Urban County Human Rights Commission	Fair Housing Enforcement, education and outreach	\$60,000		Identify fair housing problems, assemble fair housing information, and work to solve fair housing problems Funds will be used for salaries and benefits for a full-time investigator, ED hours, and Senior Office Manager hours, equipment, supplies, mediation services, testing, and advertisement/promotion. LFUCG has a legal obligation to affirmatively further fair housing.	\$50,000
Administration		\$250,000		Salaries, professional services, professional development, operating supplies	\$250,000
Housing Rehab Administration		\$360,000		Salaries, professional services, professional development, operating supplies	\$360,000
Housing Rehabilitation		\$1,000,000		Rehabilitation construction costs to include lead-based paint hazard reduction and abatement, energy efficiency improvements, handicap accommodations, code violations, and historic preservation— 20 units	\$321,511
Housing Rehabilitation		\$50,000		Emergency repair program for owner occupants	\$50,000

NAME OF THE AGENCY	NAME OF THE PROJECT	CDBG FUNDS REQUESTED	OTHER FUNDS	DESCRIPTION OF THE PROJECT	RECOMMENDATION FOR FUNDING
Public Improvements	Northland Meadows Arlington	\$1,260,000		Construction of Public Improvements in NMA-5C-	\$830,000
Planning	Versailles Road	\$150,000	\$100,000		\$150,000
		\$3,135,696			\$2,061,511

**2015 CONSOLIDATED PLAN
HOME INVESTMENT PARTNERSHIPS PROGRAM HOUSING PROJECTS**

NAME OF THE AGENCY	NAME OF THE PROJECT	HOME FUNDS	OTHER FUNDS	DESCRIPTION OF THE PROJECT	RECOMMENDATION FOR FUNDING
Fayette County Local Development Corporation	CHDO Operation Grant	\$142,819	\$35,000	Operating costs of the CHDO program	\$40,000
Fayette County Local Development Corporation	CHDO Development – Inner city	\$310,634	\$360,000	Redevelopment of 4 scattered site lots & construction of 4 3-bedroom single family or duplex dwellings to be operated as rental housing in the East end neighborhood	\$140,000
Bluegrass Regional Mental Health-Mental Retardation Board, Inc Continuation	Tenant-Based Rental Assistance for Persons with Severe and Persistent Mental Illnesses	62,000 \$6,200 Admin	0	Rent support for persons with severe mental illnesses—10 households to be served—24 months	\$60,000 \$6,000* Admin
AIDS Volunteers, Inc. Continuation	Tenant Based Rental Assistance	\$120,000 \$8,400 Admin		Operation of Tenant-Based Rental Assistance for 10 households living with HIV/AIDS—24 months	\$48,000 \$4,800 Admin*
Lexington Habitat for Humanity, Inc.	Lexington Habitat Build	\$300,000	\$2,296,200	20 new construction or remodel single family homes for homeownership for families of less than 60% of median income. Deny use of funds on pre-1978 remodels (lead-based paint issue)	0
REACH, Inc.	REACH First Time	\$450,000	\$2,128,500	Homeownership for 18 households	\$250,000

NAME OF THE AGENCY	NAME OF THE PROJECT	HOME FUNDS	OTHER FUNDS	DESCRIPTION OF THE PROJECT	RECOMMENDATION FOR FUNDING
	Homebuyer Program				
REACH, Inc	REACH CHDO program (development)	\$254,728	\$245,968	Purchase and rehabilitate two existing units for sale to low-income first time homebuyers. Caution on pre-1978 units	0
Community Ventures Corporation	Lexington Homeownership Partnership Program	\$70,000	\$17,500	Downpayment/closing cost/principal reduction assistance for nine-eleven households for first-time homeownership..	0
LFUCG	Housing Rehab	\$400,000		Single Family Housing Rehab—9 units	\$225,000
AU Associates	Parkside Phase III	\$400,000	\$5,670,776	36 units of rental units—new construction	0 Tax Credits were not awarded
The Ezekiel Foundation, Inc., Managing Partner of the to be formed Parkway Manor, LLC	Parkway Plaza Rehab	\$500,000	\$11,390,107	Rehabilitation of existing 180 units of rental housing	\$410,000
Foundation for Affordable Housing	St. James Place Apts	\$1,362,861	0	Rehabilitation of 100 single occupancy units occupied for extremely low-income persons, most of whom have incomes below 30% of the AMI and most of whom are formerly homeless; This rehab could be done in annual steps.	The Lexington Affordable Housing Trust Fund will fund this partially
The Housing Partnership, Inc.	KDVA Homes for Lexington	\$499,240	\$4,073,060	Construction of 12 new units on GreenHouse17 property at 4400 Briar Hill Road and acquisition and rehabilitation of 12 existing units at two other locations.	To be funded from 2014 Program Year
Centre Meadows, LLC,	Centre Meadows Apartments	\$500,000	\$30,309,00	Rehab of 206 units of permanent multi-family housing; Units will be operated through the Section 8 program	0
LFUCG	Administration	\$92,270		Administration	\$92,270
					\$1260,418

7. Summary

The criteria used to review and rank applications included applicant capacity, project quality, need for project, and operational feasibility. CDBG public facilities, public improvements, and housing applications along with ESG, and HOME applications were reviewed and ranked by the staff of the LFUCG Division of Grants and Special Programs. Applications recommended for funding were reviewed based upon applicant capacity, project quality, need for project, and operational feasibility. These recommendations were then reviewed and approved by the Chief Administrative Officer's staff.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	Division of Grants and Special Programs
HOME Administrator	LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	Division of Grants and Special Programs
ESG Administrator	LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	Division of Grants and Special Programs

Table 1 – Responsible Agencies

Narrative

Lexington-Fayette Urban County Government is a fully merged city-county government with the powers of both a city of the second class and a county created from the merger of the City of Lexington and the County of Fayette in 1974 and operates pursuant to Chapter 67A of the Kentucky Revised Statutes. The Urban County Government operates under a Mayor-Council form of government where executive and administrative functions are vested with the Mayor and legislative authority rests with the Urban County Council. The Mayor is the chief executive officer and is elected to serve a four-year term. The Urban County Council has fifteen members, including twelve district members who serve two-year terms and three at-large members who serve four-year terms. The Mayor is assisted in the administration of the government by a Chief Administrative Officer and seven departmental commissioners.

The Division of Grants and Special Programs, the governmental unit that has responsibility for the planning and writing of grant applications for federal funds and responsibility for the financial management of federal funds and for compliance with federal regulations, is under the LFUCG’s Chief Administrative Officer. The Division of Grants and Special Programs has responsibility as lead agency for the development of the consolidated plan and for contracting and management of CDBG, HOME, and ESG funds. The Division of Grants and Special Programs operates a homeowner housing rehabilitation program and provides loan servicing for the first-time homebuyer programs operated by nonprofit organizations that use HOME funding.

In 2014, the Lexington-Fayette Urban County Government created an Office of Homelessness Prevention and Intervention (OHPI) in response to recommendations made in the January 2013 report of the Mayor’s Commission on Homelessness. The OHPI Director, also under the supervision of the

Chief Administrative Officer, is responsible for planning and coordinating recommendations made by the Commission. An LFUCG Homelessness Prevention and Intervention Board appointed by the Mayor was created to guide this mission. The OHPI will assume responsibility for the Continuum of Care process in May of 2015.

In 2014, the Lexington-Fayette Urban County Government also created its own Affordable Housing Trust Fund, providing for an Affordable Housing Board and an Affordable Housing Manager who reports to the Commissioner of Planning, Preservation, and Development. The mission of this program is to leverage public investment to preserve, produce, and provide safe, quality, affordable housing. The Affordable Housing Trust Fund has an independent board appointed by Mayor and approved by Council.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

In preparation of the 2015 Consolidated Plan, consultation was sought with a variety of organizations who had an interest in homelessness, housing for low-income persons, social and mental health services, and community development activities. In addition to the organizations below, consultations were conducted with the LFUCG Affordable Housing Manager, the LFUCG Director of Homelessness Prevention and Intervention, the Lexington-Fayette Urban County Housing Authority, the Mayor's Commission on Citizens with Disabilities, and LFUCG's Director of Aging and Disability Services. LFUCG's Affordable Housing Manager and Director of Homeless Prevention and Intervention are new positions in Fiscal Year 2015, and in process of development of a joint homeless and affordable housing strategy.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Lexington-Fayette Urban County Government relies upon the community's many nonprofit and government-based organizations to provide health and social services to low-income households. In providing general fund dollars and federal funds to subrecipient organizations including assisted housing and public housing providers, the LFUCG requires the development of partnerships among existing social service providers to ensure that low- and moderate-income households are provided with a seamless level of services to enhance their self-sufficiency. The LFUCG Department of Social Services has established four divisions (Youth Services, Family Services, Adult and Tenant Services, and Aging and Disability Services), a Domestic Violence Prevention Board, and the Lexington Global Engagement Center (multi-cultural affairs). The staff of these divisions and offices have created collaborative relationships throughout the community with the mission of having all residents healthy and fully engaged.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Central Kentucky Housing & Homeless Coalition, a private, nonprofit organization, has previously provided leadership on the planning and development of homeless services and facilities and has been responsible for development of the annual Continuum of Care. With implementation of HEARTH, it has become clear that this agency, with no full-time staff, is unable to effectively fulfill the new requirements of this legislation. In July of 2012, a Mayor's Commission on Homelessness was formed to examine issues and concerns surrounding Lexington's homeless population and to recommend needed changes. The final report from this commission contained 48 inter-related recommendations regarding 1) systemic factors affecting homelessness in Lexington: the housing and wage gap, collaboration and coordination, funding, data management, case management and supportive services, a unified system of entry, education and outreach, day centers, and 24-hour shelter service; and 2) subpopulations of homeless: families, persons with mental illness, the chronically homeless, youth and young adults, persons with substance abuse issues, survivors of intimate partner violence, hospital and jail discharges, the elderly, and veterans. In Fiscal Year 2015, the Lexington-Fayette Urban County Government authorized a new government-based program, Office of Homelessness Prevention and Intervention,

with a full-time director and a 13-member board. This new staff and board will assume responsibility in the future for the Continuum of Care. For fiscal year 2016, the Mayor’s Proposed Budget includes funding for a new full-time Continuum of Care Coordinator.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Lexington-Fayette Urban County Government staff meets annually with the Continuum of Care for the purpose of reviewing allocation of Emergency Solutions Grants funds and discussing how these funds may be better used to address the needs of the homeless population. A summary of applications for these funds is presented to the CoC group for review and comment. The Continuum of Care has voiced concerns about how Rapid Rehousing/Homelessness Prevention program is being operated. These concerns have been helpful in creating a more effective program. LFUCG staff members have become licensed users of the Kentucky HMIS in order to provide support to the community’s homeless providers for the purpose of improving participation and helping to create a community-wide coordinated assessment. For the 2015 plan, staff also met with the newly formed Homelessness Prevention and Intervention Board (future Continuum of Care) to begin a process of program evaluation.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOPE CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A group of Hope Center clients was consulted. Clients were asked to discuss how services could be improved, and what services and opportunities were needed for them to become permanently housed. A group of Hope Center staff was also consulted. Staff were asked to provide comment on how CDBG, HOME, and ESG funds could be used to provide services for homeless populations, with specific emphasis on how ESG Rapid Rehousing funds could be better used.
2	Agency/Group/Organization	Lexington Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was consulted regarding the community's efforts to affirmatively further fair housing and to discuss how greater racial/ethnic/income integration could be achieved. An anticipated outcome is coordination with this organization on the next Analysis of Impediments to Fair Housing.
3	Agency/Group/Organization	LEXINGTON HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was consulted on amendments to the First Time Homebuyers guidelines and how HOME funds could be better used for housing for Habitat clients. Discussion also included ideas on how new homebuyers could be more successful in retaining homeownership and efforts being made to further housing location choice.
4	Agency/Group/Organization	Lexington Community Land Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the organization was consulted on the First Time Homebuyers guidelines and how HOME funds could be used in the development of new housing on land trust property. The anticipated outcome was the revision of the guidelines to include home resale guidelines that would be appropriate for land trust operations.
5	Agency/Group/Organization	REACH, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the organization was consulted on revisions to the First Time Homebuyer guidelines and on how federal financial assistance to first-time homebuyers could be improved.
6	Agency/Group/Organization	COMMUNITY ACTION COUNCIL FOR LEXINGTON-FAYETTE, BOURBON,HARRISON
	Agency/Group/Organization Type	Community Action Council
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the organization was consulted on the Anti-Poverty Strategy. This organization's mission is the elimination of poverty in the community through a combination of child and family development programs, emergency services, transportation services, volunteer opportunities and community advocacy.
7	Agency/Group/Organization	North Limestone Community Development Corporation
	Agency/Group/Organization Type	Community Development Corporation Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the Executive Director and the Director of Built Projects of this nonprofit community development corporation whose mission is to improve the livability of the North Limestone corridor, a traditionally low-income deteriorating neighborhood. The CDC is focusing on housing affordability, coordinating cultural programming, enhancing public spaces, growing economic vibrancy, increasing access to social services, and addressing threats to neighborhood historical resources.
8	Agency/Group/Organization	Lexington First District Quarterly Neighborhood Association Leaders
	Agency/Group/Organization Type	neighborhood associations
	What section of the Plan was addressed by Consultation?	community development needs

<p style="text-align: center;">How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A consultation was conducted with this group representing 10 inner-city neighborhood associations. The government's ongoing CDBG-funded public improvements project lies primarily within the boundaries of these neighborhood associations. The consultation included a progress report on these improvements and future plans to continue these improvements. Discussion also included LFUCG's single family housing rehabilitation program and emergency repair program for low-income homeowners.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

A consultation would normally be conducted with AIDS Volunteers of Lexington, Inc., regarding the need for housing and services for households affected by HIV; however, Executive Director of this organization resigned in December 2014; therefore a consultation was not scheduled.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Kentucky Housing & Homeless Coalition	Goals are consistent
2013 Comprehensive Plan for Lexington-Fayette Coun	LFUCG Division of Planning	Goals are consistent
Moving to Work Annual Plan	Lexington Housing Authority	Goals are consistent
Newtown Pike Extension Corridor Plan	LFUCG Divisions of Planning and Engineering	Goals are consistent. Plan is a result of a collaboration among LFUCG, Kentucky Transportation Cabinet, and Federal Highway Administration in an effort to preserve a neighborhood while extending a major roadway.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Lexington-Fayette Urban County Government is a fully merged city-county government with no other incorporated entities within its boundaries. In implementing Consolidated Plan programs the LFUCG cooperates with Kentucky Housing Corporation and Kentucky's Department for Local Government.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Lexington-Fayette Urban County Government (LFUCG) followed an adopted Citizens Participation Plan in its development of the 2015 Consolidated Plan. The LFUCG conducted two public hearings (September 29, 2014, and March 16, 2015) in an attempt to solicit citizen comment on the housing and community development needs of the community. A draft plan was published on March 13, 2015 providing for a 30-day review and comment period through April 13, 2015. The plan was submitted to the Urban County Council for work session review and final approval on April 16, 2015.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-targeted/b	Six persons attended first public hearing. Five persons attended second public hearing	No comments were received	The comments received were from Volunteers of America Kentucky in response to a recommendation that their application for funding not be approved. The recommendation for not approving this application was based upon agency's incorrect audit information and their failure to respond to the request for corrections.	

2	letters to organizations, churches, and neighborhood association	Minorities Persons with disabilities Non-targeted/broad community neighborhood associations	Applications from several organizations were received. A summary of these applications has been attached in the Executive Summary.	See summary	Some projects were not approved for funding due to past performance, but primarily due to limited funding.	
3	Internet Outreach	Non-targeted/broad community	Public hearings and plan publication were advertised on the government's internet. No comments were received.	No comments were received.	No comments were received.	www.lexingtonky.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Lexington-Fayette Urban County Government and its cooperating public and nonprofit organizations place a high priority on public improvements, public facilities, public services, and housing for the low- and moderate income population. Due to the limited amounts of federal formula funding received from the U.S. Department of Housing and Urban Development and the limited resources available from state and local governments, the local community must confine itself to a limited number of activities in its attempts to balance the infrastructure needs of neighborhoods, improve existing housing, improve homeownership rates, provide facilities and services for both homeless and non-homeless persons with special needs, and support the need for services for other low-income people. In assigning priorities, the community places a high priority on those activities that it intends to fund over the next five years, a medium priority on activities that it may carry out if funds are available, and a low priority on identified needs for which funds probably will not be available.

Obstacles to meeting underserved need include limited financial resources from federal, state, and local sources, and the limited capacity of existing staff of the local government and its cooperating partners to implement projects. Obstacles to increasing homeownership rates among the low-income population include the high cost of land, new construction costs that exceed affordability limits, scarcity of existing affordable units on the market, and the scarcity of existing buildable infill vacant lots. Obstacles to providing services for the homeless and non-homeless special needs population include the scarcity of federal, state, and local funds available for operations and supportive services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Of the 122,070 total households in Lexington, 15% are extremely low-income (0-30% area median income), 12% are very low-income (>30-50% area median income), and 16% are low-income (>50-80% area median income). Households with one or more children 6 years old or younger make up 18% of extremely low-income households, 18% of very low-income households, and 14% of low-income households. Comparatively, households containing at least one person 62 years of age or older make up 19% of the extremely low-income households, 27% of the very low-income households, and 22% of the low-income households.

Among renter households below 100% of median income with a housing problem, 12,735 (53%) households are shown to be severely cost-burdened (paying more than 50% of their income for housing), and 9,435 (39%) are shown to be cost-burdened (paying more than 30% of their income for housing). Among owner households below 100% of median income with a housing problem, 4,600 (39%) are severely cost-burdened and 6,500 (56%) are cost burdened. Other housing problems (over crowding, severe overcrowding, and substandard conditions) are far less significant for both renters and owners across all income categories.

Among the 40,820 renter households at 100% of median income and below, 61% have none of the four cited housing problems; however, 10,330 (25%) renter households at 0-30% of area median income have one or more of the four housing problems. Among the 23,375 owner households at 100% of median income and below, 78% have none of the four cited housing problems.

Over half (53%) of low-income renter households with a cost burden above 30% are households whose incomes are between 0 and 30% of area median income. Among cost burdened owners, 27% are households whose incomes are between 0 and 30% of area median income.

Of the 13,099 low-income renter households who are severely cost burdened, 77% (10,104) are between 0 and 30% of area median income. Of the 4,455 low-income severely cost-burdened owner households, 45% (1,990) have incomes below 30% of area median income.

While overcrowding is not a major issue, renter households are overcrowded at six times the rate of owner households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	260,512	292,370	12%
Households	108,411	122,075	13%
Median Income	\$39,813.00	\$48,306.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	18,145	14,505	19,800	11,720	57,900
Small Family Households *	5,390	4,830	7,130	4,660	31,415
Large Family Households *	845	609	775	520	3,540
Household contains at least one person 62-74 years of age	2,050	1,800	2,630	1,740	8,750
Household contains at least one person age 75 or older	1,415	2,065	2,165	940	3,440
Households with one or more children 6 years old or younger *	3,190	2,675	2,740	1,595	7,249
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source:

2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	180	160	205	50	595	45	35	0	65	145
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	125	100	10	400	0	0	0	10	10

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	220	295	130	160	805	20	35	45	85	185
Housing cost burden greater than 50% of income (and none of the above problems)	9,770	2,650	280	35	12,735	1,965	1,615	840	180	4,600
Housing cost burden greater than 30% of income (and none of the above problems)	1,535	4,425	3,065	410	9,435	485	995	3,280	1,740	6,500
Zero/negative Income (and none of the above problems)	1,200	0	0	0	1,200	255	0	0	0	255

Table 7 – Housing Problems Table

2007-2011 CHAS

Data Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,330	3,220	715	255	14,520	2,030	1,695	890	340	4,955
Having none of four housing problems	3,410	6,705	10,280	4,705	25,100	925	2,895	7,925	6,420	18,165
Household has negative income, but none of the other housing problems	1,200	0	0	0	1,200	255	0	0	0	255

Table 8 – Housing Problems 2

2007-2011 CHAS

Data Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,585	2,875	1,110	7,570	590	920	2,000	3,510
Large Related	560	150	14	724	115	145	200	460
Elderly	1,244	720	485	2,449	965	865	795	2,625
Other	6,420	3,480	1,800	11,700	830	685	1,125	2,640
Total need by income	11,809	7,225	3,409	22,443	2,500	2,615	4,120	9,235

Table 9 – Cost Burden > 30%

2007-2011 CHAS

Data Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,090	1,035	75	4,200	530	625	475	1,630
Large Related	455	50	0	505	95	60	0	155
Elderly	844	350	155	1,349	630	425	110	1,165
Other	5,715	1,240	90	7,045	735	515	255	1,505
Total need by income	10,104	2,675	320	13,099	1,990	1,625	840	4,455

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	350	400	150	50	950	20	25	45	10	100
Multiple, unrelated family households	35	10	80	0	125	0	10	0	85	95
Other, non-family households	0	10	35	120	165	0	0	0	0	0
Total need by income	385	420	265	170	1,240	20	35	45	95	195

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Single person households likely to be in need of housing assistance are elderly households and those identified as “Other,” likely to include primarily single people. Within these categories are 1,474 elderly households who are severely cost burdened (>50% of income for housing), and 6,450 “Other” who are severely cost burdened. 6,559 of these households are renters and are most likely to require housing with income based subsidies in order to achieve housing stability. Of the total 10,133, 13.5% are owners (630 elderly and 735 “Other”). Owners in this income category are likely to be in need of utility assistance and in need of emergency housing rehabilitation and other housing rehabilitation in order to maintain stability. Housing counseling to transition into assisted rental housing is also a need.

Single youth of concern include those who, prior to the age of 18, were committed to the state, have aged out of foster care, and are completely on their own at the age of 18. These youth have often become committed to the state because of abuse and neglect by their birth parents and at the age of 18, they do not have the life skills and educational attainment necessary for self-sufficiency and are therefore poorly housed or homeless. Also of concern are youth who for a variety of reasons have left home or have been “thrown away” by their parents, and they also lack the life skills necessary to become self-sufficient. These persons, because of their lack of educational attainment, have very low incomes and cannot afford market rate housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities include persons with severe and persistent mental illnesses, intellectual and developmental disabilities, substance abuse, and HIV/AIDS. According to Kentucky Department for Mental Health and Mental Retardation Services, Cabinet for Health and Family Services, it is estimated that 2.6% (approximately 6,170) of the adult population has a severe and persistent mental illness (SPMI). Persons with an SPMI are all very likely to have housing problems. It is estimated that approximately 2.7% of Kentuckians have intellectual and development disabilities, rendering the estimated number of persons 18 years of age and older in Fayette County to be 6,407. Based upon a report in 2013 issued by the Kentucky Cabinet for Health and Family Services, Department for Public Health HIV/AIDS Branch, there are 864 persons living with HIV disease in Fayette County. 2013 American Community Survey estimates the number of adult persons with disabilities in Fayette County to be 33,797 or 11.4% of the total civilian non-institutionalized population. Among those employed, median earnings for persons with disabilities are \$19,333, 29% less than the \$27,357 median earnings of people without disabilities.

Many persons with disabilities have very low or even no income, and when they have income it is likely to be SSI or SSDI income. The monthly maximum SSI payment in 2015 for a single person in Kentucky is \$733. The Fair Market Rent for an efficiency unit in the Lexington MSA is \$508, making the SSI recipient living in an efficiency at fair market rent severely cost burdened at 69%. Even living in an SRO unit (single resident occupancy) at a fair market rent of \$351, the SSI recipient pays 48% of his/her income for housing, making him/her cost burdened. Advocates and case managers for these populations have found that it is difficult for this population to be accepted for tenancy in subsidized housing. Many, if not most, of this population need varying levels of support and supervision to be successful in permanent housing. While efforts have been made to develop permanent housing opportunities for persons with disabilities, there remains a gap in services.

Based on information from the local domestic violence program (GreenHouse17), during 2014, 184 adults (number of households) and 105 children were victims of domestic violence, dating violence, sexual assault and stalking, and in need of housing assistance. Of the total, 68 households had children and 116 households were adults without children. 30% of these families were African American, 10% were Hispanic, and 53% were white. 95% of these families had incomes below the poverty line.

What are the most common housing problems?

The most common housing problem in Fayette County is affordability. Of the 122,075 total households in Fayette County, 52,450 are households, both owner and renter, between 0% and 80% of median income. Of the four housing problems (lacking complete kitchen or bathroom, overcrowding, severe overcrowding, severely cost burdened, cost burdened), the predominant issue is affordability.

Are any populations/household types more affected than others by these problems?

The population more affected by affordability are the renter households whose incomes are between 0 and 30% of area median income, and who expend greater than 50% of their income for housing. Data suggests that there are 10,104 households that meet these criteria.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are 3,190 families with children under six (renter and owner) whose incomes are at or below 30% of area median income. While many of these households are at risk of homelessness, characteristics that increase their vulnerability for homelessness include mental disabilities, substance abuse, and domestic violence. Currently there are no families exiting the Rapid Rehousing Program. Fayette County's ESG funded rapid rehousing program limits assistance to six months.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No additional estimates are generated on the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Household characteristics that are linked with instability and increased risk of homelessness include severe and persistent mental illness, chemical dependence, low educational attainment, criminal records, and poor housing histories.

Discussion:

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In accordance with the data, only Asian, and American Indian/Alaska Native households have a disproportionately greater need when all four housing problems are considered, and only for households that are between 30 and 50% of area median income. Disproportionately greater need exists when the percentage of persons in a category of need are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,385	2,310	1,455
White	9,445	1,285	770
Black / African American	3,230	750	570
Asian	480	35	10
American Indian, Alaska Native	40	50	0
Pacific Islander	0	0	0
Hispanic	930	90	50

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source:

2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,330	4,180	0
White	6,860	2,705	0
Black / African American	1,980	965	0
Asian	395	25	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	135	15	0
Pacific Islander	0	85	0
Hispanic	780	330	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source:

2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,955	11,845	0
White	5,955	8,460	0
Black / African American	1,245	2,370	0
Asian	160	290	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	525	624	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source:

2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,750	8,975	0
White	2,285	7,065	0
Black / African American	255	1,190	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	45	120	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	160	360	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source:

2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Among households from 0% to 30% area median income, for the jurisdiction as a whole, 86% of the population has one or more of the four housing problems. No racial or ethnic group demonstrates a disproportionately greater need.

Among households from 30% to 50% area median income, for the jurisdiction as a whole, 71% of the population has one or more of the four housing problems. Asian households at 94% and 90% of American Indian, Alaska Native households have one or more problems and therefore have a disproportionately greater need.

Among households from 50% to 80% area median income, for the jurisdiction as a whole, 40% of the population has one or more of the four housing problems. No racial or ethnic group demonstrates a disproportionately greater need.

Among households from 80% to 100% area median income, for the jurisdiction as a whole, 23% of the population has one or more of the four housing problems. No racial or ethnic group demonstrates a disproportionately greater need.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In accordance with the data, Asian, American Indian/Alaska Native, and Hispanic households demonstrate disproportionately greater need when all four severe housing problems are considered. Disproportionately greater need exists when the percentage of persons in a category of need are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,360	4,345	1,455
White	8,290	2,440	770
Black / African American	2,595	1,380	570
Asian	480	35	10
American Indian, Alaska Native	40	50	0
Pacific Islander	0	0	0
Hispanic	735	290	50

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source:

2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,910	9,595	0
White	3,315	6,245	0
Black / African American	905	2,035	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	150	270	0
American Indian, Alaska Native	105	50	0
Pacific Islander	0	85	0
Hispanic	355	745	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source:

2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,590	18,200	0
White	1,065	13,355	0
Black / African American	269	3,340	0
Asian	55	390	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	215	930	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source:

2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	11,125	0
White	395	8,955	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	50	1,390	0
Asian	20	145	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	130	390	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source:

2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Among households from 0% to 30% area median income, for the jurisdiction as a whole, 74% of the population has one or more of the four severe housing problems. 93% of Asian households and have one or more severe housing problems and therefore have a disproportionately greater need.

Among households from 30% to 50% area median income, for the jurisdiction as a whole, 34% of the population has one or more of the four severe housing problems. 68 % of American Indian, Alaska Native households have one or more severe problems and therefore have a disproportionately greater need.

Among households from 50% to 80% area median income, for the jurisdiction as a whole, 8% of the population has one or more of the four housing problems. 14% of Hispanic households have one or more severe housing problems and therefore have a disproportionately greater need.

Among households from 80% to 100% area median income, for the jurisdiction as a whole, 5% of the population has one or more of the four severe housing problems while 25% of Hispanic households have one of more severe housing problems and therefore have a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionately greater need exists when the percentage of persons in a category of need are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Lexington-Fayette County has a total of 122,075 households; however, based upon the data below, there are only 64,185 households in the "jurisdiction as a whole." Adding all numbers in the cells for racial/ethnic groups totals 120,726; therefore the analysis will be based upon this data.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	28,610	16,305	17,760	1,510
White	66,705	14,395	12,810	820
Black / African American	9,940	3,100	3,555	574
Asian	2,305	579	675	10
American Indian, Alaska Native	190	39	140	0
Pacific Islander	99	0	0	0
Hispanic	2,805	1,060	875	50

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source:

2007-2011 CHAS

Housing Cost Burden	<=30%	30-50%	>50%	No/Negative income (not completed)	Total
Jurisdiction as a whole	82,044	19,173 16%	18,055 15%	1,454	120,726
White	66,705	14,395 15%	12,810 14%	820	94,730
Black/African American	9,940	3,100 18%	355 21%	574	17,169
Asian	2,305	579 16%	675 19%	10	3,569
American Indian, Alaska Native	190	39 11%	140 38%	0	369
Pacific Islander	99	0	0	0	99
Hispanic	2,805	1,060 22%	875 18%	50	4,790

Corrected Housing Cost Burden Table

Discussion:

Among households cost burdened from 30-50%, a total of 19,173 households meet this criteria--16% of the total households. No racial/ethnic groups represent disproportionate need.

Among households that are severely cost burdened at over 50%, a total of 18,055 households meet this criteria--15% of the total households. While African-American, Asian, and Hispanic all display a significantly higher need than the population as a whole, only American Indian, Alaska Native households demonstrate a disproportionate need at 38%. Since there are only 190 American Indian/Alaska Native households, this may not be significant.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based upon the data presented, Asian, Hispanic and American Indian/Alaskan Native populations experience disproportionately greater need across most income categories that are reviewed. The American Indian/Alaskan Native population is so small that the review may not be statistically significant; however, the Hispanic and Asian populations have become significant. Current estimate places the number of Hispanic persons at 21,202 (6.9% of the population) and the Asian population is 13,159 persons (4.3% of the total population).

If they have needs not identified above, what are those needs?

In addition to housing affordability needs, these populations comprise a large part of the Limited English Proficiency population and have communication needs in acquiring services from governmental and social service agencies. While the community has made progress over the past ten years, there is still a noticeable gap in the provision of services to LEP persons. These populations also need greater access to job training and employment opportunities.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Hispanic population is located primarily in three census tracts: 38.04 (Winburn area, a northern subdivision), 20.01 (Cardinal Valley on the west side), and 39.10 (Woodhill area on the east side). These three census tracts have a Hispanic population that is 10% or greater above the population average of 6.9%.

The Asian population is located primarily in two census tracts: 18 (University area) and 42.10 (southern subdivision). These census tracts have an Asian population that is 10% or greater above the population average of 4.3%.

NA-35 Public Housing – 91.205(b)

Introduction

The Lexington-Fayette Urban County Housing Authority (LHA) was established in 1934 to provide safe and desirable affordable housing to low and moderate-income individuals and families while partnering with community agencies to provide increased self-sufficiency and a higher quality of life for its residents. The Authority is governed by a Board of Commissioners, a group of citizens and local officials appointed in accordance with state housing law, who establish and monitor agency policies and are responsible for preserving and expanding the Authority’s resources and ensuring the Authority’s ongoing success. LHA presently manages 1,097 public housing units and provides voucher assistance to 2,405 Housing Choice Voucher families throughout the Lexington community.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,242	2,781	0	2,676	81	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source:

PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,737	9,425	0	9,383	7,695	0
Average length of stay	0	0	2	4	0	4	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	151	209	0	199	7	0
# of Disabled Families	0	0	217	626	0	591	30	0
# of Families requesting accessibility features	0	0	1,242	2,781	0	2,676	81	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
White	0	0	269	874	0	815	49	0	0
Black/African American	0	0	958	1,896	0	1,850	32	0	0
Asian	0	0	5	4	0	4	0	0	0
American Indian/Alaska Native	0	0	4	5	0	5	0	0	0
Pacific Islander	0	0	6	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
Hispanic	0	0	17	25	0	25	0	0	0
Not Hispanic	0	0	1,225	2,756	0	2,651	81	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Under Section 504, the housing authority has 73 public housing units that are accessible to mobility impaired persons and 51 units that accommodate the hearing/vision impaired. The Housing Authority staff reports that it is usually able to accommodate accessibility requirements for applicants on its waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing

On May 1, 2013 the LHA's public housing waiting lists (excluding Connie Griffith Tower, which is designated near-elderly) were closed. The LHA partially opened the public housing waiting list for two and three bedroom self-sufficiency units January 1 through February 20, 2015. The LHA anticipates opening the waiting list for applications for Centre Meadows (formerly Pimlico) during FY2015, in adequate time to lease up prior to completion of renovation in FY2016. The LHA anticipates that the general public housing waiting lists will remain closed for the duration of FY 2015. Of the 2,024 households on the waiting list, the greatest need was for one-bedroom units (62%), while 22% requested two-bedroom units, 13% requested three-bedroom units, and only 4% required a four-bedroom unit. 92% of the applicants are extremely low-income, at or below 30% of area median income.

Housing Choice Voucher Program

The LHA opened the HCV waiting list January 5-9, 2015 after being closed since 2010. During that week the LHA received 4,045 on-line pre-applications from which 500 will be randomly selected for the voucher eligibility process.

How do these needs compare to the housing needs of the population at large

These needs are for affordable housing and for job training and educational opportunities so these families can become economically self-sufficient. These are the same needs of the low-income population at large.

Discussion

The U.S. Department of Housing and Urban Development selected LHA for admission to the Moving to Work (MTW) program in March 2011, with the LHA formally entering the MTW program in November 2011 with the execution of an MTW Agreement between HUD and the LHA. The MTW program offers public housing authorities the opportunity to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families. The program allows exemptions from existing low-income public housing and tenant-based HCV rules and permits public housing authorities to combine operating, capital, and tenant-based assistance funds into a single funding source.

MTW is a demonstration program that allows public housing authorities to design and test ways to achieve three statutory goals. The activities and policies designed by the authority must further at least one of these goals:

1. To reduce costs and achieve greater cost effectiveness in federal expenditures;
2. To give incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. To increase housing choices for low-income families.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In July of 2012, the Mayor of Lexington-Fayette Urban County Government announced the formation of a Mayor’s Commission on Homelessness to examine issues and concerns surrounding Lexington’s homeless population and to recommend needed changes. This commission included 31 community representatives from social services agencies, churches and other faith-based organizations, neighborhoods, and businesses. The Mayor’s Commission heard from homeless advocates, neighbors, businesses and schools that operate near shelters for the homeless, from public safety officials, from veterans groups and from homeless citizens. The final report from this commission, entitled “for the Greater Good,” was issued in January 2013 and contained 48 inter-related recommendations regarding 1) systemic factors affecting homelessness in Lexington: the housing and wage gap, collaboration and coordination, funding, data management, case management and supportive services, a unified system of entry, education and outreach, day centers, and 24-hour shelter service; and 2) subpopulations of homeless: families, persons with mental illness, the chronically homeless, youth and young adults, persons with substance abuse issues, survivors of intimate partner violence, hospital and jail discharges, the elderly, and veterans. Comprehensively, the recommendations include funding, structure, facilities, services, legislative and policy changes, and items for further study.

Three recommendations that received the Commission’s highest priority ranking are comprehensive and foundational. They are:

- Creation of an Affordable Housing Trust Fund that will provide a consistent, reliable, dedicated funding stream to address the recommendations in the report.
- Creation of an Office within LFUCG tasked with overall coordination of the report’s recommendations.
- Creation of more affordable housing units to meet the needs of the homeless and those at risk of homelessness.

In January 2015, Central Kentucky Homeless and Housing Initiative sponsored a point-in-time count of homeless persons, both sheltered and unsheltered. The following is a summary of the count from 2015. These numbers include those not in shelter and those in emergency shelters and transitional housing.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	208	208	0	0	0
Persons in Households with Only Children	0	7	7	0	0	0
Persons in Households with Only Adults	39	1,009	1,009	0	0	0
Chronically Homeless Individuals	16	248	248	0	0	0
Chronically Homeless Families	0	13	13	0	0	0
Veterans	1	168	168	0	0	0
Unaccompanied Child	0	7	7	0	0	0
Persons with HIV	0	7	7	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
LFUCG

Data Source Comments: January 28, 2015 Point in Time count conducted by the Central Kentucky Homeless and Housing Initiative (Continuum of Care)

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Because not all agencies serving homeless persons participate in the Kentucky HMIS, complete data is not available for the number of persons becoming and exiting homelessness each year and for the number of days persons experience homelessness. For Hope Center for Women (a substance abuse recovery facility for women without children), there was an unduplicated count of 17 homeless women during the period of July 1, 2013--July 1, 2014, with 16 women exiting the program, with an average length of stay of 12 days in the facility. For Hope Center Emergency Shelter for Men, there was an unduplicated count during the same period of 2,312, with 2,115 exiting the shelter for an average length of stay of 4 days. GreenHouse17 (domestic violence shelter) had an unduplicated count of 158 persons (98 adults and 60 children) with 127 persons exiting the shelter for an average length of stay of 117 days. The Rapid Rehousing component operated by LFUCG's Division of Adult and Tenant Services had an unduplicated count of 134 persons of which 42 exited the program with an average length of stay of 131 days. Based upon HMIS data for Fayette County, an estimated 986 persons become homeless annually. Of these, 128 are veterans, 690 are male, 296 are female, five are persons with HIV/AIDS, 109 are victims of domestic violence, and 102 are children under the age of 18. These subpopulations have been estimated using percentages in the 2015 Point in Time Count.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	804	25
Black or African American	416	4
Asian	1	0
American Indian or Alaska Native	18	1
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	37	7
Not Hispanic	1,173	32

Alternate Data Source Name:
LFUCG

Data Source: January 28, 2015 Point in Time count conducted by the Central Kentucky Homeless and Housing Initiative (Continuum of Care)
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based upon the point-in-time count, there were 32 households with children (47 children under the age of 18 and 34 adults) in emergency shelter. These were all housed at either the domestic violence shelter or the Salvation Army. In transitional housing there were 44 families with children (77 children under the age of 18 and 50 adults). These were housed with Catholic Action Center, Community Action Council, Chrysalis House Family Program, and Volunteers of America Family Housing. There were no unsheltered families. Most homeless families are in single-parent households. The total number of veterans in emergency shelter, transitional housing, and unsheltered was 169. There is no data on how many veterans are in families with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based upon the point-in-time count, 66% of the persons in emergency shelters and transitional housing are white, 34% are African-American, and less than 1% are Asian, American Indian, or some other race. 96% are non-Hispanic. Among the 39 unsheltered persons, 12% are African-American, 3% are American Indian, 55% are white, and 21% are Hispanic. 9% were multiple races.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among the 39 unsheltered adults, 79% were male and 21% were female. Based upon interviews with 20 unsheltered persons, 60% were identified as having alcohol addiction problems, 35% had drug abuse problems, 50% had health problems, 30% suffered from post-traumatic stress disorder, and 25% had brain trauma. 30% of those interviewed had SSI/SSDI income. Among the sheltered homeless, 19% have a serious mental illness, 45% have a chronic substance abuse issue, and only 1% are infected with HIV/AIDS. 11% are victims of domestic violence.

Discussion:

The number of available beds in emergency housing on the night of the point-in-time count was 654, with a utilization rate of 99%. The transitional bed capacity on this same night was 616 with a utilization rate of 92%. The point-in-time count included permanent supportive housing for formerly homeless persons.

The count in permanent supportive housing was 673 persons. Of this number there were 37 chronically homeless persons and two chronically homeless families (four persons). Of the permanently housed, there were 172 with chronic substance abuse problems, 86 with severe mental illnesses, 220 veteran households, and 53 victims of domestic violence. Population was 60% white, 41% African-American, and 1% Hispanic, 49% female and 51% male. The bed utilization rate of 95%.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Lexington-Fayette Urban County Government recognizes the following groups as special needs populations: Persons with HIV/AIDS, elderly and frail elderly, persons with severe and persistent mental illnesses, persons with dual diagnosis, persons with intellectual and developmental disabilities, and persons (elderly and nonelderly) with accessibility Issues.

Describe the characteristics of special needs populations in your community:

Persons with Disabilities include persons with severe and persistent mental illnesses, intellectual and developmental disabilities, substance abuse, and HIV/AIDS. According to Kentucky Department for Mental Health and Mental Retardation Services, Cabinet for Health and Family Services, it is estimated that 2.6% (approximately 6,170 in Fayette County) of the adult population has a severe and persistent mental illness (SPMI). Persons with an SPMI are very likely to be extremely low-income, having primarily SSI or SSD incomes. It is estimated that approximately 2.7% of Kentuckians have intellectual and development disabilities, rendering the estimated number of persons 18 years of age and older in Fayette County to be 6,407. Based upon report in 2013 issued by the Kentucky Cabinet for Health and Family Services, Department for Public Health HIV/AIDS Branch, there are 864 persons living with HIV disease in Fayette County. 2013 American Community Survey estimates the number of adult persons with disabilities in Fayette County to be 33,797 or 11.4% of the total civilian non-institutionalized population. Among those employed, median earnings for persons with disabilities are \$19,333, 29% less than the \$27,357 median earnings of people without disabilities, meaning much of this population is very low-income (at or below 50% of AMI.)

While there is no formal consensus on the definition of frail elderly, for purposes of this plan, frail elderly will be defined as persons 65 years of age and older who are afflicted with physical or mental disabilities that may interfere with the ability to independently perform basic activities of daily living (eating, bathing, dressing, toileting, walking, and continence). In Fayette County, there are 31,138 persons who are 65 years of age or older. A study by the Urban Institute, "A Profile of Frail Older Americans and their Caregivers," estimates that 26.5% of the community-based population 65 years of age and older have a disability that limits their ability to perform basic personal activities or live independently. In Fayette County, this is approximately 8,250 persons. An estimated 6.1% are severely disabled (1,900 in Fayette County).

What are the housing and supportive service needs of these populations and how are these needs determined?

Lexington will continue to provide permanent supportive living housing opportunities for persons with HIV/AIDS. This includes community residences, subsidized apartments, and tenant-based rental assistance for individuals and families. This need is demonstrated by waiting lists maintained by AIDS Volunteers, Inc., an organization that serves as Sponsor under the Housing Opportunities for Persons with Aids program. Lexington is the recipient of HUD competitive funding under the Housing Opportunities for Persons with AIDS program.

There is a need for affordable assisted living units for persons who need assistance with daily living activities. No number of units has been identified. Provision of necessary services is an obstacle in that limited funding for services is available from the federal, state, and local government. Community-based elderly and disabled persons will continue to require housing rehab services, emergency housing repairs, and accessibility improvements for mobility-impaired. This need is demonstrated by waiting lists for these services in LFUCG's Division of Grants and Special Programs.

For persons disabled with severe and persistent mental illnesses, there is a continued need for permanent housing units in community-integrated settings with appropriate levels of supportive services. This need is demonstrated by current programs running at full capacity with waiting lists.

For persons with intellectual and developmental disabilities, there is a continued need for development of additional permanent housing units in community-integrated settings with appropriate levels of supportive services. The greatest need has been exhibited for independent living units.

With input from the Mayor's Commission for Citizens with Disabilities, the following are recognized as additional needs for the population with accessibility issues:

The construction of houses in various neighborhoods with best practice "universal design" for accessibility, with the following in mind:

- Build the houses to accommodate multiple people with disabilities living together, providing assistive technologies, accessible bathrooms, ramps, etc.
- Furnish units with appropriate furniture that has multiple options (beds that move up and down, ceiling tracks with motorized lifts), have durable materials, and ease of use.
- Consider a standard set aside of accessible units in all new developments.
- Construct curb cuts in existing neighborhoods where these are lacking.
- Provide for in-home support system for persons who have this need and do not qualify for Medicaid and cannot afford private care.
- Provide for construction of true universal design, internal modifications for existing property, and for construction of apartments beyond the basic accessibility requirement.
- Provide home modifications like "smart systems" for safety, Hoya lifts from the bed to the restroom or from the bed to the chair.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Lexington is not a formula grantee under 24 CFR 574; however the number of persons living with HIV in the six counties that make up the Metropolitan Statistical Area are 1,045, as provided by the Kentucky Cabinet for Health and Family Services, Department for Public Health, HIV/AIDS Branch. Statewide, the majority of HIV cases have been reported among males (83%), and of these 35% are diagnosed between the ages of 30 and 39.

Discussion:

To the extent possible the jurisdiction will, through Consolidated Plan resources and other financial resources, develop needed facilities and services for non-homeless persons with the herein identified special needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Lexington's needs for public facilities include improvements to parks and community centers in low-income neighborhoods and special purpose facilities for elderly and other low-income persons.

How were these needs determined?

The Division of Parks and Recreation has compiled a list of public parks and community center projects in low-income neighborhoods that require attention in order to adequately serve the population. This list of needs is the result of meetings with neighborhood organizations and other interested public groups and with staff inspections and analyses.

The Division of Planning initiates small area plans in low income neighborhoods, relying on advice from consultants and community-based steering committees to determine neighborhood needs which also includes public facilities. The most recent small area plan process is for the Cardinal Valley Neighborhood (Census Tract 20.01), a low-income area with a large Hispanic population. The community-based steering committee for this small area plan have recognized a need to revitalize an aging and deteriorated commercial area covering approximately 8.9 acres, and creating community facility space.

The Senior Services Commission, a 22-member group appointed by the Mayor, is made up of public officials, members of the legal profession, and representatives from the housing, health, and social services sectors, the Area Agency on Aging, and the over-60 consumer population. This Commission focused attention over a five-year period on the need for a new state-of-the-art Senior Center for Fayette County. This focus resulted in a consultant study of the issue with construction now underway for a new facility.

Describe the jurisdiction's need for Public Improvements:

Lexington's needs for public improvements include reconstruction of storm water and sanitary sewer infrastructure and sidewalks and streets in low-income residential neighborhoods. These improvements are necessary for control of storm water drainage to prevent home flooding, improved sanitation, and improved access to schools and other services.

How were these needs determined?

Needs for public infrastructure (storm water and sanitary sewers, and sidewalks) are identified by the Lexington-Fayette Urban County Government's Department of Planning, Preservation, and Development and the Department of Environmental Quality and Public Works. These needs are based upon engineering design studies which are accompanied by regular neighborhood meetings in areas where work is being considered.

For the five-year period 2015-2019, the Lexington Fayette Urban County Government will reconstruct streets, curbs, gutters and sidewalks, and upgrading of the storm water collection and conveyance systems for the following streets at an estimate cost of \$5,310,000. Additional sanitary sewer improvements are estimated to cost \$2,228,500. It is anticipated that LFUCG will use Community Development Block Grant funds, may use Section 108 loan funds, or may issue general obligation bonds to complete the project in a more timely manner.

2015..... **Bryan Avenue**, from Park View Avenue to Meadow Park, includes a portion of the 1000 block, the 1100, 1200 and 1300 blocks and a portion of the 1400 block of Bryan Avenue; includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 5E] *Estimated Cost: \$1,400,000 + \$600,000 sanitary sewer*

2016..... **Park View Avenue**, from Bryan Avenue to Oak Hill Drive, includes the 300, 400 and 500 blocks of Park View Avenue; - includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 5F] *Estimated Cost: \$1,450,000 + \$233,500 sanitary sewer*

2017 **Comprehensive Design for MNA-6,**

[MNA 6] *Estimated Cost: \$400,000 + \$100,000 sanitary sewer*

2017 **Edgelawn Avenue**, from Blue Grass Ave. to End of Street, Bolser Ave. from Brian Ave. to Highlawn Ave.; - includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 6A] *Estimated Cost: \$600,000 + \$495,000 sanitary sewer*

2018 **Highlawn Ave**, from Bluegrass Ave. to end, Guthrie Alley from Bolser to end, Gracelawn Lane from Bolser Ave. to end; - includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 6B] *Estimated Cost: \$1,050,000 + \$300,000 sanitary sewer*

2019 **Jordan and Griffin Alley.**, the length of the allies from McCloy Alley to Bluegrass Ave.; - includes replacement of the sanitary sewer within the public right of way and resurfacing the alley.

[MNA 6C] *Estimated Cost: \$410,000 + \$500,000 sanitary sewer*



Public Improvements--Five Year Plan

Parks and Community Centers

During the five year period from 2015 through 2019, the Lexington Fayette Urban County Government's Division of Parks and Recreation plans to make improvements to parks located in low-income census tracts.

Carver Center, new parking area	\$305,156
Carver Center, restroom renovation, 2 nd floor	\$241,500
Castlewood Community Center, Renovation Design Costs	\$59,750
Castlewood Community Center renovation	\$262,500
Castlewood Park parking/sidewalk replacement	\$136,875
Castlewood Gym, new roof	\$255,000
Castlewood Park Playground Renovation Phase III	\$102,500
Castlewood Park Tennis Court Renovation	\$234,375
Castlewood Carriage House, HVAC	\$26,550
Douglass Park athletic fields new bleachers	\$37,500
Douglass Park landscaping	\$25,000
Douglass Park Dirt Bowl, colorcoat courts	\$50,000
Douglass Park playground	\$156,250
Dunbar Community Center Window Replacement Phase II	\$125,000
Dunbar Community Center renovation	\$968,750
Dunbar Community Center restroom renovation design	\$70,000
Dunbar Community Center masonry repairs	\$56,250
Dunbar Community Center environmental remediation	\$81,250
Highlands Park, trail construction	\$162,500
MLK Park Restroom replacement	\$249,813
Valley Park, Phase II new parking	\$81,250
Valley Park, Skatespot	\$62,500
Wolf Run Park, repavement of parking area	\$37,500
Wolf Run Park, ballfield fencing replacement, Phase I	\$62,500
Wolf Run Park, restroom/concession stand renovation	\$56,250

It is anticipated that these projects will be supported through the Community Development Block Grant Program, the Land and Water Conservation Fund (Department of the Interior), the Area Development Fund (state), and the local General Fund. The LFUCG may also consider use of a Section 108 loan guarantee and issuance of general obligation bonds in order to complete these projects in a timely manner.

Public Facilities--Five Year Plan

Describe the jurisdiction's need for Public Services:

Lexington recognizes a need for public services in the following areas:

Special Populations

Special populations include frail elderly, the chronic homeless, persons who have severe and persistent mental illnesses, persons with substance problems, persons with co-occurring disorders of severe and persistent mental illnesses and substance abuse problems, persons with HIV/AIDS, persons with HIV/AIDS and a co-occurring disorder of mental illness and/or substance abuse, and persons with intellectual and developmental disabilities. It is the experience of the agencies that serve these populations that these populations tend to have incomes that are below 50% of median income, and are most often found to be extremely low-income with incomes at or below 30% of median income. Most of this population needs permanent supportive housing with an intense level of support.

Youth Programs

Youth crime, substance abuse, poor school performance, and other mental health issues are significant problems in Fayette County. Availability of positive youth activities and strong connections with caring adults are community factors that can help reduce the risk of delinquency and poor school performance and help ensure that all children are given the opportunity to develop into successful adults.

Financial Education and Counseling for all low-income persons

The jurisdiction requires that all first-time homebuyer programs supported with federal funds provide a strong counseling component that includes assistance with credit problems, life skills training for budget, finance, and home purchasing, pre-purchase counseling, and follow-up after purchase to avoid defaults. Also recognized is a need for financial education and counseling for persons who have not begun this home buying process, because without attention to credit scores, many people will never achieve economic self-sufficiency and will never be able to achieve homeownership.

See continuation below.

How were these needs determined?

The government's Department of Social Services is the primary source for determining public service needs. This department has divisions that specialize in providing services to persons with disabilities, elderly persons, low-income at-risk families, at-risk youth, and victims of domestic violence. Consultations with various provider organizations and commissions that have been charged with conducting needs assessments have also been useful in determining need for public services. Mayor's commission reports include those from Commission on Youth Development and Public Safety, Commission on Citizens with Disabilities, Senior Services Commission, and Commission on Homelessness. Commissions involve broad-based memberships that include consumer groups, public officials, representatives from businesses, and employees and board members of nonprofit service organizations.

Continuation of jurisdictions need for Public Services

LEP Population

The growth in the international population has been significant since 1990, especially among the Hispanic and Asian populations. While the economy of the community has become heavily dependent upon the labor provided by this population in the agricultural, construction, and services industries, this population is at great disadvantage in acquiring needed services, such as health care, public safety services, and employment. A major factor inhibiting the acquisition of services, employment, and self-sufficiency is the language barrier.

Economic Development

As American Community Survey data indicates and as consultations with human service organizations have revealed, a large number of households in Fayette County do not share in the benefits of a healthy

local economy. Needs include educational and job training programs that will reach the poorest people and provide them with access to jobs that pay a living wage. Activities needed include:

- Job readiness and job skill enhancement with a priority given to technology-based programs or other programs for which there is evidence of a market
- Job placement activities
- Business loan programs
- Sheltered employment
- Neighborhood revitalization projects
- Community economic development projects
- Energy Conservation Programs

Communications for persons with disabilities

The Office on Aging and Disability Services has identified a need for upgraded communications for persons who are deaf or hard of hearing. This would include upgrades to the LFUCG communication system to include closed captioning and greater access to sign language interpreters for services provided by LFUCG and other community service providers. An estimated 8,353 persons in the adult population in Fayette County have a hearing disability.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

From the “State of Fair and Affordable Housing Report for Lexington-Fayette Urban County, Kentucky,” prepared by Metropolitan Housing Coalition in Partnership with Lexington-Fayette Urban County Human Rights Commission, there are 122,746 households in Lexington and the average household size is 2.35 persons. More than half (58%) of households are classified as ‘family households’ and the average family size is three persons. Of these family households, 71% are married-couple householders, 21% are female householders with no husband present and 8% of family households are headed by males with no wife present. (U.S. Census Bureau, 2011 American Community Survey).

The percentage of owner-occupied households for Lexington is 58%, which is from 7% to 11% lower than the percentage of owner-occupied households as a percentage of all households in both the U.S. and Kentucky. Family households constitute 70% of all owner occupied households: this percentage is slightly lower than the percentages of family owner-occupied and married couple family households on the national and state level. The percentage of nonfamily owner-occupied households as a percentage of all owner-occupied households is 30%, which is consistent with the U.S. and Kentucky figures. The percentage of renter-occupied households as a percentage of all households is more than 10% higher than the percentages on the national and state levels while the percentage of family households as a percentage of all renter-occupied households is 12% lower than the percentages on both the national and state levels. The number of nonfamily households as a percentage of all rental-occupied households is 59%. The percentage of nonfamily households as a percentage of all rental occupied households on both the state and national level is 47%; this is 13% lower than the percentages of nonfamily renter-occupied households in Lexington. This might be considered typical when compared to other college or university towns. There is disparity in homeownership when looking at ownership rates based on race/ethnicity.

	Non-Hispanic White Households	African American Households	Hispanic Households
Total Households	94,831	17,601	5,334
Owner Occupied	58,279 (61%)	6,111 (35%)	1,328 (25%)

Homeownership by Race and Ethnicity

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

In response to a concern about affordable housing, Lexington-Fayette Urban County Government hired CZB as a consultant to study the issue of affordable housing in Lexington. In February 2014, this study “Lexington’s Affordable Housing Challenge and Potential Strategy” was presented to the Urban County Council and to the community. This study cited that “roughly 15,000 low-income households need housing assistance in Lexington. Of them about 9,000 now receive assistance or are accommodated by the private market. This leaves about 6,000 households, most of whom include at least one worker unable to find decent housing on the open market in Lexington at rates considered affordable.... Consequently these 6,000 working households either overpay or live in substandard conditions.” This is considered to be the affordable housing gap. They further estimated the cost of catching up is \$36 million per year, an amount that will grow annually by \$2.4 million. The study recommended that the Urban County Council formally endorse a community objective that by 2025 any employee working in Lexington will be able to afford to live in Lexington.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	80,468	60%
1-unit, attached structure	6,942	5%
2-4 units	12,569	9%
5-19 units	19,411	14%
20 or more units	13,074	10%
Mobile Home, boat, RV, van, etc	1,605	1%
<i>Total</i>	<i>134,069</i>	<i>100%</i>

Table 27 – Residential Properties by Unit Number

Data Source:

2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	2,201	4%
1 bedroom	832	1%	15,438	29%
2 bedrooms	8,570	12%	20,286	39%
3 or more bedrooms	59,943	86%	14,705	28%
<i>Total</i>	<i>69,445</i>	<i>99%</i>	<i>52,630</i>	<i>100%</i>

Table 28 – Unit Size by Tenure

Data Source:

2007-2011 ACS

Job Category	Average hourly wage	Average annual income (FT)	Maximum Affordable Rent	Number of employees
Accommodations and Food Services	\$7.25	\$15,080	\$377	16,567
Education Services	\$11.42	\$23,744	\$594	2,762
Retail, Arts, Entertainment and Recreation	\$11.59	\$24,109	\$603	21,627
Other Services	\$13.33	\$27,733	\$693	15,445
All Jobs	\$19.76	\$41,104	\$1,028	139,249

Service Industry Jobs with average hourly rates and maximum affordable rents

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

An estimated 8,029 rental units are assisted with federal, state, and local programs. These include units assisted with public housing, Low-income Housing Tax Credits, Housing Choice Vouchers, Project-Based Section 8, HUD 202, HUD 811, HUD 236, HOME Investment Partnerships program, and Kentucky Affordable Housing Trust Fund. Of this total 1,012 are designated as units specifically for elderly persons and there are an estimated 274 accessible units. Unit size is as follows: 0-bedroom—139; 1-bedroom—857; 2-bedrooms—864; 3-bedrooms—314; 4-bedrooms—10 units; 62 units are designated for persons with disabilities.

HOME Investment Partnerships Program funds have been used to support three Tenant-Based Rental Assistance programs, providing affordable rental housing for 200 very low-income households.

HOME Investment Partnerships Program funds are targeted to low-income households for homeownership. Using HOME funds, Habitat for Humanity has created homeownership opportunities for 176 households; REACH, Inc., has assisted 535 households in advancing to homeownership, Community Ventures Corporation has provided assistance to 158 first-time homebuyers, and Community Reinvestment Alliance has assisted seven new homeowners.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No rental units are expected to be lost from the affordable housing inventory; however, without preservation efforts, many aging assisted units are threatened.

Does the availability of housing units meet the needs of the population?

CZB recommended the following:

Most of the catching up should be done through the provision of rental subsidies attached to inspection requirements. Working households in Lexington who are priced out of decent housing *are instead procuring substandard housing or paying too much for it, or sometimes both.* Catching up should be done by providing these households with rental vouchers. These vouchers would be worth an average of \$6,000 per year per household.

Keeping up (Addressing the annual additional projected shortfall of 400 units) is best done through proactive planning measures that tap into and leverage the market. Policies such as density bonuses, transfers of development rights, tax increment financing, and land banking all are proven tools for raising development revenue. For such tools to work, they need to be deeply embedded into Lexington’s Comprehensive Plan, its Zoning and Development Codes, its Design Guidelines, its Small Area or Neighborhood Plans, its transportation policy, and its economic development strategy.

Describe the need for specific types of housing:

There is no indication that a specific type of housing is needed. The issue is affordability. Lexington-Fayette County specifically needs affordable rental housing for single persons (including persons who are not disabled or elderly) and for small families who are between 0 and 30% of median income and who are between 30 and 50% of median income.

Discussion

While Lexington has become economically stronger, the demand for rental housing has increased and existing supplies have become more expensive. New development of rental properties has also pushed rents higher. Lexington has a large number of poor families without the skills to compete for higher wages. The attached chart depicts average hourly rates paid for service industry jobs versus “all jobs,” and the rents that are affordable at these wages. This data is adjusted to 2011 levels.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

From 2000 to 2011, the median home value rose by 47% in Lexington-Fayette County, while the median contract rent only increased by 30%. Of the 52,630 rental units in the survey, 90% cost less than \$1,000 per month.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	109,700	161,100	47%
Median Contract Rent	464	603	30%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	17,926	34.1%
\$500-999	29,373	55.8%
\$1,000-1,499	3,707	7.0%
\$1,500-1,999	896	1.7%
\$2,000 or more	728	1.4%
<i>Total</i>	<i>52,630</i>	<i>100.0%</i>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,525	No Data
50% HAMFI	16,475	3,370
80% HAMFI	36,425	14,075
100% HAMFI	No Data	21,380
<i>Total</i>	<i>56,425</i>	<i>38,825</i>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	458	535	700	997	1,116
High HOME Rent	469	553	717	1,021	1,143
Low HOME Rent	469	553	717	872	973

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Unit size (# of bedrooms)	2014 FMR	Hourly Wage Needed to afford FMR	Housing Wage as a % of Minimum Wage	Housing Wage as a % of Mean Renter Wage
0 bedroom	\$469	\$9.02	124%	81%
1 bedroom	\$548	\$10.54	145%	95%
2 bedroom	\$717	\$13.79	190%	124%
3 bedroom	\$1,021	\$19.63	271%	177%
4 bedroom	\$1,143	\$21.98	303%	198%

Fair Market Rents and Housing Wages

Unit Size	Hours per week at minimum wage	Hours per week at mean renter wage
Zero-bedroom	50	32
One-bedroom	58	38
Two-bedroom	76	50
Three-bedroom	108	71
Four-bedroom	121	79

Renter Housing Affordability

Is there sufficient housing for households at all income levels?

As evidenced by the data, there is insufficient affordable housing for persons who are below 50% of the area median income. There is sufficient housing for households (both owner and renter) who are above area median income. In fact, quoting the CZB study...“Lexington remains a very affordable place to live with great housing choices at exceptionally good prices across most of the housing spectrum.” “For households making \$40,000 or more a year, Lexington offers great value: extraordinarily high quality of life, amenities, and housing opportunities. For low wage earners (making less than \$30,000), the opposite is true: fewer and fewer affordable housing opportunities and often substandard conditions in what remains affordable.”

How is affordability of housing likely to change considering changes to home values and/or rents?

Lexington will continue its shift to a more high-tech economy and as a result will continue to attract high skilled workers with higher incomes. As more households have more to spend on housing, prices rise. And if overall demand rises as well, housing price escalation becomes even sharper. Lexington is projected to become a more expensive housing market—this is a problem that comes with prosperity. A large number of low-income workers will be unable to keep up.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

While voucher holders and HOME TBRA programs are still able to find units at the Fair Market Rent, it appears that the available units tend to be concentrated in low-income neighborhoods, where crime is higher and public facility amenities are of poorer quality. Lexington's strategy is to preserve existing units and to produce more affordable rental units across the Urban Services Area. An Analysis of Impediments to Fair Housing to be conducted later in 2015 will examine the concentrations of low-income households.

Discussion

The National Low Income Housing Coalition (NLIHC) 2014 Out of Reach study examined affordability nationwide and provided data indicating the income needed to pay the market rent of a household unit in the community. It is assumed that the household should spend no more than 30% of its income on rent (the generally accepted standard of affordability). For renters, these housing costs include the contract rent plus the costs of utilities not included in the rent.

Income levels and housing problems are strongly correlated. The poorer a household is, the more likely it is to confront housing problems. Among the 32,650 renter households below 50% of area median income, 19,034 are cost-burdened (over 30% of income spent for housing; however, 12,779 are severely cost-burdened (over 50% of income spent for housing).

The Out of Reach study provides examples of renter housing affordability in terms of hours of work needed per week at the minimum wage and at the mean renter wage of \$11.11. The rent affordable to a person with a full time job paying mean renter wage is \$577. These tables are provided above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Lexington-Fayette Urban County Government’s Division of Code Enforcement deals with properties and property owners on a day-to-day basis to ensure that minimum maintenance and repair standards for all existing structures are in accordance with the International Property Maintenance Code. Inspections are conducted either by specific complaint or through comprehensive neighborhood inspections. After inspection, a notice is sent to the owner. The notice points out the repairs that need to be made and sets a time frame for those repairs. The property is reinspected to monitor the progress of the repairs and eventually to determine that the property is again in compliance with minimum standards. Demolition of a structure can be ordered when a structure poses a danger to occupants or the community.

Definitions

The definition of standard housing is compliance with the International Property Maintenance Code. Substandard housing that is suitable for rehabilitation is defined as having rehabilitation costs that do not exceed 100% of the value of the unit. During the period of July 1, 2013 through June 30, 2014, the Division of Code Enforcement inspected 2,510 units through complaints and comprehensive neighborhood inspections. During the same period 2,569 notice/orders were sent out to property owners, 111 units were condemned, 82 units were ordered vacated, and 13 units were ordered demolished. During Fiscal Year 2014, 2,804 units were brought up to code at an estimated repair cost of \$2,909,795.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,995	22%	23,655	45%
With two selected Conditions	233	0%	680	1%
With three selected Conditions	0	0%	136	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	54,217	78%	28,159	54%
<i>Total</i>	<i>69,445</i>	<i>100%</i>	<i>52,630</i>	<i>100%</i>

Table 33 - Condition of Units

Data Source:

2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,708	18%	7,093	13%
1980-1999	23,306	34%	16,656	32%
1950-1979	26,354	38%	22,429	43%
Before 1950	7,077	10%	6,452	12%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	<i>69,445</i>	<i>100%</i>	<i>52,630</i>	<i>100%</i>

Table 34 – Year Unit Built

Data Source:

2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	33,431	48%	28,881	55%
Housing Units build before 1980 with children present	7,170	10%	3,960	8%

Table 35 – Risk of Lead-Based Paint

Data Source:

2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Incomes	# of Owner-Occupied Units	# of Owner-Occupied Units Potentially Containing LBP (constructed before 1980)	# of Renter-Occupied Units	# of Renter-Occupied Units Potentially Containing LBP (constructed before 1980)
<30% of AMI	3,510	1,746	13,180	7,791
30.1-50% AMI	5,195	2,619	9,220	5,460
50.1-80% AMI	9,210	4,644	10,690	6,341
80.1%-95% AMI	5,075	2,549	3,915	2,332
95.1% AMI and above	46,470	23,362	11,020	6,511
Total Units	69,460	34,920 (36%)	48,025	28,435 (59%)

Units Built Prior to 1980

Incomes	# of Owner-Occupied Units	# of Owner-Occupied Units Potentially Containing LBP (constructed before 1960)	# of Renter-Occupied Units	# of Renter-Occupied Units Potentially Containing LBP (constructed before 1960)
<30% of AMI	3,510	837	13,180	2,765
30.1-50% AMI	5,195	1,255	9,220	1,937
50.1-80% AMI	9,210	2,226	10,690	2,250
80.1%-95% AMI	5,075	1,222	3,915	827
95.1% AMI and above	46,470	11,195	11,020	2,311
Total Units	69,460	16,735 (24%)	48,025	10,090 (21%)

Units Built prior to 1960

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source:

2005-2009 CHAS

Need for Owner and Rental Rehabilitation

There continues to be a need for housing rehabilitation for both owner and renter units. 22% of all owner units have one selected condition (deterioration). It is believed that many of these units are occupied by low-income households who will benefit from public subsidies for housing rehabilitation. 45% of all renter units present one condition of deterioration. While public funds may be used for rehabilitation of these units, it will be necessary to couple this assistance with effective code enforcement.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

No direct information is available on the number of low-income units by age of structure, however, using data about the number of low-income renters and owners, and applying the age of structures across the board gives us estimates on housing units potentially containing lead-based paint (LBP). This data was compiled in 2010. These tables are above. It is estimated that 9,009 units built before 1980 are occupied by low-income owner-occupants and 19,592 units built before 1980 are occupied by low-income renters. These units potentially contain lead. Of the units built before 1960, 4,318 are occupied by low-income owner-occupants and 6,952 are occupied by tenant households. These units, because of their age, almost surely contain lead-based paint and are likely to exhibit deterioration that may lead to lead-based paint poisoning.

Discussion

American Community Survey 5-year estimate indicates a total of 12,845 vacant units in Fayette County. Of this number, 3,436 are available for rent and 1,540 are for sale. There is no information on suitability for rehabilitation. The LFUCG has reactivated a Vacant Property Review Commission that identifies properties eligible for classification as abandoned urban property, which is defined as any vacant structure or vacant or unimproved lot or parcel of ground in a predominantly developed urban area which has been vacant or unimproved for a period of at least one (1) year and which:

- (a) Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use; or

- (b) By reason of neglect or lack of maintenance has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin; or
- (c) Has been tax delinquent for a period of at least three (3) years;

As of December 2014, there were 97 properties on this list.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The mission of the Lexington-Fayette Urban County Housing Authority (LHA) is to provide safe and desirable affordable housing to low and moderate-income individuals and families while partnering with community agencies to promote increased self-sufficiency and a higher quality of life for its residents.

LHA’s long-term vision for its participation in the Moving To Work (MTW) demonstration program integrates this local mission with the federal statutory objectives of the MTW program. The result is a carefully crafted list of local goals, which tailor the federal objectives to the specific needs of the Lexington-Fayette community.

1. Increase the number and quality of affordable housing choices throughout the Lexington-Fayette community.
2. Increase the number of families moving toward self-sufficiency.
3. Increase and strengthen the number of community partnerships benefitting residents with special needs, especially those not adequately served elsewhere in the community and those requiring a “service-enriched” housing environment.
4. Reduce the Agency’s administrative costs while limiting the administrative burdens placed on staff and residents.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,302	2,504			731	0	252
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source:

PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

1. Number of public housing units at the beginning of the 2014 plan year: 1,097

2. General description of any planned significant capital expenditures by development:

The Lexington-Fayette Urban County Housing Authority (LHA) plans to expend \$999,564 on physical improvements to its developments during FY2015 on 914 public housing units.

3. Description of any new public housing units to be added during the 2014 year by development:

LHA does not have any specific plans to add new public housing units to its inventory during FY 2014. However, the agency is continually working to acquire and develop additional public housing in order to increase the number of affordable choices available to low-income families and will continue to do so.

4. Number of public housing units to be removed from the inventory during the year by development:

The LHA's has no plans to remove any public housing units from our inventory during FY2015. In FY 2014, 206 units were removed at the Pimlico public housing site. Those units will be converted to project-based Housing Choice Voucher (HCV) units.

5. Number of MTW Housing Choice Vouchers (HCV) units authorized:

As of July 1, 2014, the total number of HCV vouchers authorized through LHA's Agreement with HUD is 2,405. The Authority will continue to include all tenant-based vouchers in its MTW program.

6. Number of non-MTW HCV units authorized:

As of July 1, 2014, LHA had 302 HCV units authorized through special purpose programs. These units are not included in the agency's MTW program. These are:

Mainstream Program	25
Shelter Plus Care	30
*Veterans Affairs Supportive Housing (VASH)	247
Total Non-MTW Vouchers	302

****52 additional VASH vouchers were added after July 1, 2015 bringing the total available to 247.***

7. Number of HCV units to be project-based during the Plan year:

The 206 units at the Pimlico public housing development will be converted to project-based vouchers upon completion of renovation. LHA anticipates that these units will not be ready for occupancy during FY2015.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

LHA has been working tirelessly to revitalize its public housing. Thanks to a significant infusion of federal HOPE VI funds over the last decade, the agency has demolished two large, obsolete family public housing developments – Charlotte Court and Bluegrass-Aspendale - and has created vibrant mixed-income communities in their place. These large-scale revitalization projects created hundreds of new rental and homeownership units, both on the original sites and scattered throughout the community. LHA is currently using Rental Assistance Demonstration (RAD), HOME, and LIHTC equity to renovate 206 public housing units at Pimlico Apartments. These units will be removed from the public housing inventory and become project-based voucher units.

LHA is eager to develop alternative strategies besides competitive grant applications that do not leave the Authority possibly waiting for years for its turn at highly competitive and extremely limited funds. The agency is focusing on the acquisition and development of smaller sites, typically only a half-dozen units or less. This kind of work requires a more nimble strategy; the Authority must be able to adjust to continuously shifting local market conditions and act swiftly when a promising site becomes available. The flexibilities provided by the MTW demonstration, including single-fund fungibility and a streamlined acquisition process, better position LHA to take advantage of opportunities as they appear.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

LHA plans to leverage the MTW program to improve the living environment of low- and moderate-income families residing in public housing with the following goals:

Goal 1: Increase the number and quality of affordable housing choices throughout the Lexington-Fayette community.

Goal 2: Increase the number of families moving toward self-sufficiency.

Goal 3: Increase and strengthen the number of community partnerships benefitting residents with special needs, especially those not adequately served elsewhere in the community and those requiring a “service-enriched” housing environment.

Goal 4: Reduce the Agency’s administrative costs while limiting the administrative burdens placed on staff and residents.

Discussion:

The rent reform study commissioned by HUD’s Policy Development & Research (PD&R) Office and MDRC (HUD-contracted research firm) for Housing Choice Voucher participants is a method not only to increase housing choice but, just as importantly, to encourage and increase family self-sufficiency. The

LHA is one of four MTW agencies taking part in the study scheduled to start in November 2014 also includes—Louisville, KY, San Antonio, TX, and Washington, DC. The controlled study will test:

A change in the percent of income that voucher holders pay for their share, from 30% of adjusted income to a maximum of 28% of gross income (eliminating deductions/allowances),

A minimum total tenant payment (TTP) and/or minimum tenant rent paid directly to the landlord, A triennial rather than an annual income recertification period,

A simplified policy for utilities, and

The centerpiece of the new policy is the substitution of triennial recertification of households' incomes for annual recertification. This is intended not only to help reduce the burden of administering the rental subsidy system (and the burden on tenants), but also to create a strong financial incentive for households to increase their earnings and help them improve their income overall. During the three-year period until a household's next recertification date, any increase in earnings the household achieves will not cause the amount of rent and utilities it pays to go up.

Beyond rent reform, one the most promising and exciting initiatives included in LHA's long-term MTW Plan is an initiative that will reward LHA tenants' positive behavior. Although LHA staff has many positive examples of families who are moving successfully toward self-sufficiency, just as many examples of families who struggle toward self-sufficiency can be cited.

One of the most promising and exciting initiatives included in LHA's goals for the Moving To Work (MTW) program is the Self-Sufficiency Through Resident Involvement Vision & Education (STRIVE) Program. STRIVE was debuted to LHA residents living at the 6th Street HOPE VI sites during the summer of 2014. The initiative rewards positive behavior among LHA households.

STRIVE was introduced to households with children enrolled and attending the 2014 session of summer school at William Wells Brown Elementary.

Eleven (11) children enrolled in summer school from eight (8) LHA households signed up to participate in the first **STRIVE** initiative. Each participating household received a \$10 Walmart gift card to encourage participation. Children earned points for: perfect- attendance (no absences or tardiness); improved math and reading skills, and; improved conduct. As the program grows opportunities will be expanded to residents of other sites and the HCV program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Lexington-Fayette County has developed a number of services and facilities to serve homeless individuals and families. These include emergency housing, transitional, and permanent supportive housing, as well as services that include nutrition, health care, mental health care, job training, counseling, and substance abuse treatment/recovery opportunities. In response to a community perception that the current system of emergency/transitional facilities was being overwhelmed, the Mayor of Lexington appointed a Commission on Homelessness charged with creating a more direct focus on and attention to the homelessness issue and to make recommendations on a course of action for the implementation of needed changes and improvements in Lexington’s effort to prevent and end homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	145	0	168	496	0
Households with Only Adults	474	28	448	125	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	221	0
Unaccompanied Youth	7	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
LFUCG

Data Source Comments:

Central Kentucky Housing and Homeless Initiative

Emergency Shelter ¹		Target Population ²				
Organization Name ³	Program Name ⁴	A ⁵	B ⁶	Beds for Households with Children ⁷	Beds for Households without Children ⁸	Total Year-Round Beds ⁹
GreenHouse17 ¹⁰	Domestic Violence shelter ¹¹	SFHC ¹²	DV ¹³	39 ¹⁴	0 ¹⁵	39 ¹⁶
Catholic Action Center ¹⁷	Community Inn ¹⁸	SMF ¹⁹	° ²⁰	0 ²¹	120 ²²	120 ²³
Catholic Action Center ²⁴	Divine Providence Way ²⁵	SMF ²⁶	° ²⁷	0 ²⁸	119 ²⁹	119 ³⁰
Hope Center ³¹	Hope Center for Men ³²	SM ³³	° ³⁴	0 ³⁵	225 ³⁶	225 ³⁷
Hope Center ³⁸	HC Recovery for Women ³⁹	SF ⁴⁰	° ⁴¹	0 ⁴²	10 ⁴³	10 ⁴⁴
Arbor Services -- Bluegrass ⁴⁵	Arbor Services -- Bluegrass ⁴⁶	YMF ⁴⁷	° ⁴⁸	0 ⁴⁹	7 ⁵⁰	7 ⁵¹
Room in the Inn ⁵²	Room in the Inn ⁵³ Seasonal shelter ⁵⁴	SMF ⁵⁵	° ⁵⁶	0 ⁵⁷	28 ⁵⁸	28 ⁵⁹
Salvation Army ⁶⁰	H. Lodge ES ⁶¹	°SMF + HC ⁶²	° ⁶³	106 ⁶⁴	0 ⁶⁵	106 ⁶⁶
Total capacity ⁶⁷	° ⁶⁸	° ⁶⁹	° ⁷⁰	145 ⁷¹	509 ⁷²	654 ⁷³

Emergency Shelters

Transitional Housing		Target Population		Beds for Households with Children	Beds for Households without Children	Total Year-Round Beds
Organization Name	Program Name	A	B			
Catholic Action Center	Divine Providence-- Grant Per Diem	SMF+HC		10	0	10
Chrysalis House	Family Program Apartments	SFHC		40		40
Community Action Council	Project Independence	HC		16	0	16
Hope Center	Grant Per Diem Veterans	SM		0	30	30
Hope Center	Jacobs House	MH		0	23	23
Hope Center	Jacobs House and Privet Center	SA		0	234	234
Hope Center	Recovery Program Women	SF		0	68	68
Salvation Army	Transitional Housing	SFHC		0	10	10
Shepherd's House	Transitional Housing	SA		0	30	30
St James II	Grant Per Diem Veterans	SMF		0	38	38
VOA of KY	Family Housing	HC		102	0	102
Lexington Rescue Mission	Lexington Rescue Mission	SMF		0	15	15
				168	448	616

Transitional Housing

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Lexington has mainstream health and mental health services that include Bluegrass.org (Bluegrass Regional Mental Health-Mental Retardation Board, Inc.), Eastern State Hospital (psychiatric), Schwarz Center—addiction treatment, includes medical detox, Lexington-Fayette County Health Department/HealthFirst of Bluegrass Primary Care Center, Mission Lexington, Inc., (free dental and medical clinic), Surgery on Sunday, University of Kentucky Medical Center, and Veterans Administration Medical Center. These mainstream services are also available to the homeless population. Most of these organizations either have written agreements with homeless service providers or will accept referrals. Other mainstream services that provide employment services include Jubilee Jobs of Lexington, a nonprofit job placement agency that specializes in finding entry level jobs for the unemployed and under-employed; Opportunity for Work and Learning (OWL) is a community rehabilitation program that provides vocational services to individuals with disabilities; and, Employment Solutions, a nonprofit job training center.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In addition to providing emergency shelter, transitional housing, and permanent supportive housing, the following organizations provide case management, nutrition, medical care, recovery and drug treatment services, mental health counseling, job training, job skills improvement, and life skills to homeless persons:

Hope Center operates an emergency shelter operating 24 hours a day, 365 days a year, providing meals, health care, showers, employment assistance, language assistance, and referrals to other services.

Salvation Army provides emergency shelter for single women with/without children, case management, mental health counseling, job training, assistance in obtaining housing and jobs, life skills training, transportation, child care, on-site medical clinic, three meals per day, access to laundry facilities and bus passes.

Volunteers of America's Lexington Family Housing Program is a scattered-site, neighborhood-based transitional housing program for homeless and marginally-housed families. Through a partnership with the Lexington Housing Authority, the program provides housing vouchers for a 12-month lease while the family receives case management services that include setting goals such as securing permanent housing, finding employment, enrolling in school, and taking care of children's needs.

GreenHouse17 (Domestic Violence Program) provides emergency shelter with meals for persons made homeless by domestic violence. The full array of services include: emergency shelter, legal advocacy, individual and group support, medical and dental treatment, budget and credit counseling, supportive housing services, and transportation assistance

Catholic Action Center is a hospitality house for single adults that provides three meals a day, shower and restroom facilities, mail receipt, telephone, and clean clothing

Catholic Action Center also operates Community Inn which provides emergency shelter, showers, storage of belongings for the night, NA/AA meetings, medical clinics, legal clinics, employment clinics, and three meals per day.

Arbor Youth Services provides emergency shelter to children 0-17 years of age who are runaway, homeless, or otherwise in crisis. Services include food, counseling, life skills, and case management. Arbor also operates a street outreach service to connect with youth on the street, providing them with food and hygiene supplies, crisis counseling, and transportation to a safe place.

Lighthouse Ministries provides hot lunch in two sittings to those in need six days per week. They also provides clothing and toiletries.

Lexington Rescue Mission provides food, job training, financial services, health, care, transitional housing, counseling and clothing.

New Life Days Center serves as a one-stop daytime alternative to the streets where persons affected by extreme poverty and homelessness can seek help and refuge. The purpose is to increase accessibility to the multitude of services available in the community. Services include help with finding jobs and housing, transportation, and on-site drug and alcohol abuse services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Lexington recognizes Persons with HIV/AIDS, elderly and frail elderly, persons with severe and persistent mental illnesses, persons with dual diagnosis, and persons with intellectual and developmental disabilities, as populations who are in need of supportive permanent housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with HIV/AIDS

For persons with HIV/AIDS, Tenant Based Rental Assistance is needed in order to maintain housing for this population.

Elderly and Frail Elderly

There is a need for affordable assisted living units for persons who need assistance with daily living activities. Funding for services is an obstacle in that limited funding for services is available from the federal, state, and local government.

The continued provision of housing rehab services, emergency housing repairs, and accessibility improvements for mobility-impaired is also a need for this population so that they may remain in their own homes as long as possible.

Persons with Severe and Persistent Mental Illnesses

For persons disabled with severe and persistent mental illnesses, the jurisdiction supports the continued development of permanent housing units in community-integrated settings and tenant-based rental assistance with appropriate levels of supportive services.

Persons with Dual Diagnosis

For persons with dual diagnosis of substance abuse and severe mental illness, HIV/AIDS and substance abuse and/or severe mental illnesses, the jurisdiction supports the development of appropriate treatment facilities and programs.

Persons with Intellectual and Developmental Disabilities

For persons with intellectual and developmental disabilities, the jurisdiction supports the continued development of permanent housing units in community-integrated settings with appropriate levels of supportive services. The greatest need has been exhibited for independent living units.

For all special needs populations, the need has also been demonstrated for an expanded payee service.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The regional community mental health agency (Bluegrass.org) has primary responsibility for providing case management and other supportive services to low-income persons with mental illnesses, dual diagnosis, and intellectual and developmental disabilities. This includes case management for those returning from institutions. National Alliance on Mental Illness-Lexington also offers programs that assist individuals, families and caregivers affected by persistent mental illness through education, advocacy, outreach, and support. New Beginnings Bluegrass is a nonprofit agency providing community based, recovery-oriented housing and supportive services to persons with severe mental illness in the least restrictive environment possible with all residents being supported by an Outreach Worker who assists with recovery goals and self-sufficiency.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Persons with HIV/AIDS

For persons with HIV/AIDS, the jurisdiction plans to provide additional permanent supportive housing resources for this population through the provision of tenant based rental assistance supported with HOME Investment partnership funds. It is expected that ten units will be supported over the five-year period.

Elderly and Frail Elderly

The jurisdiction plans to develop affordable assisted living units for persons who need assistance with daily living activities. No number of needed units has been identified. Housing for this population may be supported with funding from the Low-Income Housing Tax Credit Program, the Kentucky Affordable Housing Trust Fund, the Federal Home Loan Bank Board, HUD’s Section 202 program, and the HOME Investment Partnerships Program. Funding for services is an obstacle in that limited funding for services is available from the federal, state, and local government. The community anticipates development of at least ten affordable assisted living units within the five-year period.

The provision of housing rehab services, emergency housing repairs, and accessibility improvements for mobility-impaired will continue to be supported with Community Development Block Grant Funds and HOME Investment Partnerships Program funds, if these sources are available throughout the five-year period. With current levels of funding and current outputs, approximately 300 elderly households can be assisted over the next five years.

Persons with Severe and Persistent Mental Illnesses

For persons disabled with severe and persistent mental illnesses, the jurisdiction supports the continued development of permanent housing units in community-integrated settings with appropriate levels of supportive services. Over the next five years, the jurisdiction will continue support of tenant-based rental assistance using HOME Investment partnership funds. It is expected that ten units for persons with severe mental illnesses will be supported over the five-year period. The jurisdiction will also support the development of additional site-based units through acquisition, rehabilitation and/or new construction. For the five-year period, if funds are available, the jurisdiction will support the development of approximately 50 new permanent housing units for this population. It is anticipated that another facility offering 24-hour supervision for five-six lower functioning individuals can be developed.

Persons with Dual Diagnosis

For persons with dual diagnosis of substance abuse and severe mental illness, HIV/AIDS and substance abuse and/or severe mental illnesses, the jurisdiction supports the development of appropriate treatment facilities and programs. These facilities and services may be supported with funding from the U.S. Department of Health and Human Services, Community Development Block Grant program, if available, and other state and federal funds.

Persons with Intellectual and Developmental Disabilities

For persons with intellectual and developmental disabilities, the jurisdiction supports the continued development of permanent housing units in community-integrated settings with appropriate levels of supportive services. The greatest need has been exhibited for independent living units. If funds are available, the jurisdiction supports the development of 10-15 additional independent living units for this population over the next five years.

During the coming five-year period, the jurisdiction will support the development of an expanded payee service for persons with severe mental illnesses, persons with developmental disabilities/mental retardation, frail elderly, and persons who are otherwise disabled.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the next year the jurisdiction will use HOME funds to support Tenant Based Rental Assistance operated by AIDS Volunteers, Inc., for persons with HIV/AIDS, and operated by Bluegrass.org for persons with severe and persistent mental illnesses. While these programs are targeted first to homeless persons, they may be used to assist non-homeless persons with HIV/AIDS and severe mental illnesses. CDBG funds will be used by Bluegrass.org and New Beginnings-Bluegrass to provide supportive housing to persons with severe mental illness. This program gives priority to persons who are homeless, however services may be provided to non-homeless persons.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to the development of affordable housing include the high cost of land and the high cost of construction in the community; however there are other challenges to the provision of affordable housing for low-income households. Because Lexington is home to a large state university that traditionally provides on-campus housing for only a fraction of its students, low-income families have been forced to compete for modest housing, both as renters and owners, with a student population pursuing private housing. In recent years the university has begun a major on-campus housing building program; however, it is anticipated that lower-income university students will still choose to live off campus in lower-cost housing. The high land cost in new subdivisions in the community has historically precluded the development of housing for low-income households without the use of subsidies. Except for the relatively small number of new units subsidized through federal programs or constructed by nonprofit organizations with special financing for low-income purchasers, there have been few lower-cost units added to the housing supply. Other than federally subsidized rental units, there is little affordable housing for renter families with incomes under 30% of median income. There are many public policies in the community which have an effect on the production of new affordable housing, and the maintenance and improvement of existing housing. Each of these policies plays an essential part in the overall management of growth, the provision of services, and the safety of citizens. None of the policies would be considered excessive, exclusionary, or discriminatory but are presented in this document to provide a complete picture of the policies and regulations affecting housing for low-income households in the community.

Continuation 1

Land Use Controls: Lexington-Fayette County has long been aware of the problems associated with uncontrolled sprawl development particularly the negative aspects of urban growth on the rural area. Since 1958, this problem has been addressed by the Urban Service Area concept. This land use policy, which divides the county into an Urban Service Area and a Rural Service Area, has effectively prevented urban-oriented activities from spreading into the rural areas. The need to provide urban services in an efficient and economical manner was the most important factor in its adoption. Within the Urban Service Area, police and fire protection are maintained at a level that is both adequate and economically efficient. Sewers can be extended in an orderly manner in the new growth areas of the community because the boundary is in close proximity to already sewered property. In 1999, the Urban County Council amended the Zoning Ordinance to permit new lots outside the Urban Service Area only on sites of 40 or more acres. This action serves to preserve rural land and further ensure compact development inside the Urban Service Area. This pattern of development also allows efficient construction of new streets and ensures that inadequate rural roads are not used for high traffic volumes found in urban areas. By limiting development to only a portion of Lexington-Fayette County, land that may be developed tends to be costly; however, the Urban Service Area policy does not alone account for the high cost of land in Lexington-Fayette County. In 1996, in response to the pressure for expansion and for readily available land for development, an additional 5400 acres were added to the original Urban Service Area. This was the first (and only) expansion since the Urban Service Area boundary was established in 1958. The Lexington-Fayette Urban County Government does not anticipate expanding its urban service area in the near future. Given current development rates, there seems to be sufficient amounts of land in the existing urban service area for development as residential, commercial, and industrial property. The most recent Comprehensive Plan was published in 2013.

Continuation 2

The Expansion Area Master Plan (EAMP) was adopted by the Lexington-Fayette Urban County Planning Commission in July 1996, as part of the 1996 Comprehensive Plan, for the purpose of guiding the development of approximately 5400 acres in the expanded Urban Service Area. The principles relating to housing in the EAMP were:

- Individual development “units” within the Expansion Areas should achieve a minimum gross density.
- Density bonuses and design flexibility should be available to developers who provide housing which is affordable to households with incomes which are less than the median income.

A key objective of the EAMP was the provision of housing in the Expansion Area which is affordable to all segments of the Lexington Fayette Urban County community. A major strategy in achieving this objective is giving property owners and developers a significant amount of flexibility in terms of housing types and net densities. Within the overall contours of the land use designations and the standards and criteria of this Community Design Element, property owners and developers should be allowed to develop whatever housing types and densities which the property owners and developers deem responsive to market demands. The EAMP frees developers from traditional zoning restrictions which tend to produce monotonous subdivisions where housing types, density and size are similar, resulting in neighborhoods which lack social, cultural, or economic diversity. The EAMP earmarks approximately 4100 acres for residential use with only about 40% designated as medium or high density development; however, in an effort to encourage the development of affordable housing, the plan includes criteria whereby low and very low income housing units may not be counted for density purposes for up to eight affordable units per net developable acre. This is nearly twice the planned average density for designated medium density areas.

Continuation 3

The Subdivision Regulations establish the minimum standards for the construction of public improvements associated with all new development including residential development. These standards are designed to provide improvements that are both durable (will last at least 15-20 years) and which meet the needs of the unique environmental conditions in Lexington-Fayette County. The Subdivision Regulations provide for the construction of public streets by the developer which tends to hold down costs. Other provisions of the Subdivision Regulations, which assist in the provision of affordable housing, are that street widths may be reduced to 22 feet of paving for low density developments and cul-de-sac streets may be as little as 27 feet in width. A procedure is established for allowing innovative street design that does not meet the literal requirements but which fulfills the spirit and intent of the regulations.

The Zoning Ordinance establishes the boundaries and the regulations for each zone. The regulations are applied uniformly throughout the zone. Some of the aspects of the Zoning Ordinance which aid in the provision of affordable housing, are:

- Planned Unit Developments are established to provide an alternative to traditional zones.
- Customary restrictions such as lot size, minimum front yard, and minimum street widths are relaxed or altered based on the size and scale of the project.
- Zones for small lots are established. In the R-1E zone, which is the single-family residential zone with the least lot size, the minimum lot size is 4,000 square feet. In the R-3 and R-4 zones, two of the apartment zones, single family homes may be constructed on lots as small as 2,000 square feet. This is a significant reduction in the otherwise required lot size and has allowed small developments to be built in the downtown area where much of the land is already zoned R-3 or R-4.
- Clustering of structures is allowed to offset the requirements for floodplain and other environmentally sensitive areas.
- Modular homes are allowed in all residential areas. This has allowed companies to provide lower priced homes in several locations in the community

Continuation 4

The Lexington-Fayette Urban County Government zoning ordinance provides for infill and redevelopment in existing neighborhoods, protecting these neighborhoods from inappropriate development, improving the quality of infill, and eliminating unnecessary regulations. In a continuing effort to monitor the effects of these modifications the Division of Planning conducts annual meetings with the stakeholders, primarily affordable housing providers and neighborhood residents, to evaluate the positive and negative effects of the infill and redevelopment regulations.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Lexington-Fayette County, Horse Capital of the World, with an estimated 2011 population of 292,370 occupies an area of 284.5 square miles and is the state’s second largest metropolitan area. The estimated 2011 population represents a 12% increase over the 2000 population of 260,512. The Kentucky State Data Center projects that the population of Lexington-Fayette County will rise to 312,190 in 2020, and to 341,326 by 2030. Located at the intersection of two interstate highways, I-64 and I-75, Lexington serves as the financial, educational, retail, health care, service, and cultural center of central Kentucky and most of the eastern half of the state. On January 1, 1974, the City of Lexington and the County of Fayette merged into a single urban county government, among the first in the nation. This merger was a culmination of an effort to achieve cost-effective and efficient use of resources. While the community is characterized as a prosperous, growing area with a healthy economy, many of the community’s residents do not share in the prosperity. There are thirty-one census tracts that represent an area of low-income concentration, meaning that at least 51% of the households have incomes at or below 80% of median income. While most of these low-income census tracts are in or near downtown Lexington, there are at least four suburban areas that may be characterized as low-income. These are the Gainesway, Winburn, Woodhill, and Cardinal Valley areas. African Americans make up 15% of Lexington-Fayette County’s population. Hispanics now make up 6.9% of the total county population. Based upon a preliminary report published by the U.S. Department of Labor, the unemployment rate for Fayette County was 4.0 percent for Decmeber 2014, down from 6.5 % in July, 2014. This compares with an estimated unemployment rate of 5.5 percent for Kentucky as a whole in December 2014.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,555	2,168	2	2	0
Arts, Entertainment, Accommodations	14,424	20,331	16	15	-1
Construction	3,357	6,835	4	5	1
Education and Health Care Services	16,704	24,008	18	18	0
Finance, Insurance, and Real Estate	5,799	8,261	6	6	0
Information	3,739	5,973	4	5	1
Manufacturing	10,531	13,173	12	10	-2
Other Services	3,678	5,389	4	4	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	8,297	12,224	9	9	0
Public Administration	0	0	0	0	0
Retail Trade	14,751	21,315	16	16	0
Transportation and Warehousing	3,711	5,380	4	4	0
Wholesale Trade	4,408	6,451	5	5	0
Total	90,954	131,508	--	--	--

Table 40 - Business Activity

Data Source:

2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	164,700
Civilian Employed Population 16 years and over	152,791
Unemployment Rate	7.23
Unemployment Rate for Ages 16-24	22.82
Unemployment Rate for Ages 25-65	4.86

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	40,124
Farming, fisheries and forestry occupations	6,868
Service	14,847
Sales and office	39,337
Construction, extraction, maintenance and repair	10,613
Production, transportation and material moving	6,341

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	117,694	81%
30-59 Minutes	22,659	16%
60 or More Minutes	4,651	3%
Total	145,004	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,346	1,375	5,561
High school graduate (includes equivalency)	21,273	1,992	8,099
Some college or Associate's degree	35,296	2,404	7,958

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	54,676	1,904	8,824

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65 yrs
Less than 9th grade	627	1,491	1,302	2,379	3,006
9th to 12th grade, no diploma	3,865	3,323	2,121	4,666	3,317
High school graduate, GED, or alternative	9,137	7,744	7,760	15,902	8,562
Some college, no degree	21,823	10,551	8,683	14,305	6,126
Associate's degree	1,224	3,271	3,196	5,698	857
Bachelor's degree	5,438	13,320	9,399	15,207	4,531
Graduate or professional degree	353	8,280	6,864	12,384	4,147

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,873
High school graduate (includes equivalency)	25,785
Some college or Associate's degree	31,682
Bachelor's degree	42,795
Graduate or professional degree	55,241

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Home to 90,954 workers and 131,508 jobs. Lexington is the central city of a metropolitan area that includes the counties of Scott, Bourbon, Woodford, Clark, and Jessamine counties, and is a regional center for much of central and eastern Kentucky. While some Fayette County residents travel to jobs outside Fayette County, many more people (net of approximately 40,000) commute from other counties into Fayette. Like most communities, Lexington has lost manufacturing jobs—only 9% of the jobs are in this sector. In 2011, 13,355 Fayette County residents were employed in manufacturing, a decrease of 19.8% from the year 2000. Approximately 47,000 jobs are in retail trade, arts, entertainment,

accommodations, and other services, representing approximately 36% of the jobs. A large number of these jobs tend to pay less than a living wage.

The top two employers in Lexington are public agencies--the University of Kentucky with 14,000 full-time employees and Fayette County Public Schools with 5,374 full-time employees. Of the top 14 employers with a total of 43,770 full-time employees, five are healthcare, two are retail, and only one may be described as manufacturing: Trane Lexington, with 1,000 full-time employees. Lexington also has 8,000 small businesses, each of which employs less than 500 people.

Describe the workforce and infrastructure needs of the business community:

The 2013 Comprehensive Plan identifies a need to address the land use-related issues that can assist families who find themselves impoverished or subsisting within the living wage gap, and work to provide greater opportunities to navigate to a better economic outcome, in part with access to:

- Affordable neighborhood child care
- Transit or transportation
- Education and job training
- Food that is affordable and nutritious
- Social and community services
- Jobs with higher wages

Just as land use planning policies that improve access to food, child care, medical services and transportation can help Lexington families reduce costs in the absence of rising wages, so too can the lack of action have a negative impact on families already struggling to cover these basic costs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no major planned public or private sector investments or initiatives that will affect job opportunities during the planning period. Education and job training programs targeted to the population with low skills and high school and below education are needed. The community is also in need of additional infrastructure to attract manufacturing concerns so that higher paying jobs can be developed.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

While the skills and education of the current workforce correspond well to employment opportunities, there are areas in the urban core that have very high unemployment rates and many people are unable to obtain a job. The highest unemployment rates in Fayette County are in zip codes 40505 (12.5%) and 40508 (12.3%) which are inner-city low-income areas.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In an effort to improve educational opportunities for the area's population, state and local leaders began the conversion of Eastern State Hospital (relocated) to a near downtown campus for the Bluegrass Community and Technical College. Education is a fundamental component of Lexington's economic development strategy. The Bluegrass Community and Technical College provides a skilled workforce, through high-quality career and technical programs, workforce training, and continuing education in more than 40 areas of study and also prepares students to transfer for baccalaureate degrees, through general education and literacy and life skills development. BCTC promotes regional economic vitality and quality of life through diversity and inclusion, cultural and global awareness, critical thinking, civic responsibility, professional competence, and sustainability.

Through the Cabinet for Economic Development and the Kentucky Community and Technical College System, the Kentucky Skills Network administers the following training programs for new and expanding industry:

1. Grant-in-Aid (GIA)

The GIA program provides up to 50% reimbursement of eligible costs to companies/consortia for approved training activities.

2. Skills Training Investment Credit (STIC)

The STIC program provides tax credits to companies for up to 50% of company specific training activities.

3. KCTCS Workforce Solutions

Through the Kentucky Community and Technical College System, Workforce Solutions provides companies with grant funding to assist with the cost of KCTCS workforce training and assessment services to current, as well as, potential employees.

In 2007 LFUCG ended a program, entitled Mayor's Training Center which used Workforce Investment Act funds and local general fund dollars to provide education and training opportunities, along with necessary supportive services, for low-income youth and adults and laid-off workers. Community leaders are in process of requesting a designation of an eight-county workforce development area under the Workforce Innovation and Opportunity Act, which goes into effect July 1, 2015. These efforts will

support the Consolidated Plan by assisting low-income persons obtain education and training and become economically self-sufficient

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Mayors of Lexington and Louisville have initiated an innovative new partnership – the Bluegrass Economic Advancement Movement (BEAM) to develop a joint regional business plan supporting the growth of high-quality jobs in advanced manufacturing. With existing centers of excellence in the sector in both communities, including Toyota, Ford, Raytheon, Lexmark, GE, Lockheed Martin and more, the mayors believe there is a unique opportunity to create a ‘super-region’ that can compete on a global scale. The Brookings Institution conducted a study with the following recommendations:

- Solidify the partnership between Louisville and Lexington to grow more jobs and collaborate on growth strategies;
- Become a world-class center for advanced manufacturing by developing a skilled workforce equipped to meet the demands of the 21st century industry;
- Develop an integrated ecosystem of support for advanced manufacturing centered on innovation and technology;
- Increase global demand for made-in-Kentucky products by helping BEAM manufacturers tap new and expanding export markets;
- Beyond manufacturing, invest in targeted regional assets to diversify the economy into technology-based firms and knowledge industries;
- Strengthen the region’s competitive position by enhancing its metropolitan areas as attractive places to live, work and do business.

Discussion

Based upon Lexington’s 2013 Comprehensive Plan, there is adequate vacant land for industry and commerce estimated to accommodate at least 11 years of growth. Of this land, 534 acres is in undeveloped green fields in the Expansion Area, which has been available for 17 years. Over 400 acres is in the University of Kentucky’s Coldstream Research Campus.

Lexington is currently working on an Economic Development Zone for infrastructure improvements. Commerce Lexington no longer has available space in its industrial park for new industry; and there are no current plans to fund acquisition of more land for an industrial park.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Lexington's 2013 Comprehensive Plan recognizes some neighborhoods with challenging socioeconomic issues. These neighborhoods have higher than average poverty rates, higher than average housing problems, lower than common access to cars, and reduced access to quality food. These neighborhoods are:

Winburn, Green Acres, Hollow Creek, Breckenridge (Northwest Lexington)

Cardinal Valley, Oxford Circle, Versailles Road, West Side of Red Mile Road (West side of Lexington)

Centre Parkway, Gainesway, Armstrong Mill (Southeast Lexington)

East End (an area northeast of downtown)

Central Sector--an area northwest of downtown

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Within Lexington-Fayette County, the population is made up of 14.5% African-American, 6.9% Hispanic, and 3.2% Asian. Census tracts are considered to be "areas of minority concentration," if the tract has a population of any race or ethnicity that is two times or more the presence in the county as a whole. There are ten census tracts that have Asian concentrations, seven census tracts that have Hispanic concentrations, and nine census tracts that have African-American concentrations. A chart of these census tracts has been attached.

There are 31 census tracts with low-moderate income concentrations, defined as have 51% or more of households who are at or below 80% of moderate income. These census tracts are concentrated at or near downtown, or in older suburbs that have shown evidence of decline that have been identified by the 2013 Comprehensive Plan.

What are the characteristics of the market in these areas/neighborhoods?

Winburn, Green Acres, Hollow Creek, Breckenridge (Northwest Lexington)

This area has a high number of households with no vehicle, large household populations, and is among the highest in Lexington with households living below the national poverty level. A number of underutilized properties in the Winburn neighborhood are zoned and have infrastructure for retail development, but lack a full-service grocery store. Connectivity is incomplete for cars and pedestrians between the neighborhoods and the arterial roads. According to the 2010 Census there were 128 vacant

housing units in Winburn. Housing vacancy, available housing stock, housing affordability, vacant land use recommendations, food access and other services could be addressed by a small area plan. Winburn already has many components of a neighborhood center, including a park, school and churches within walking distance. An emphasis on creating a sense of place by incorporating and enhancing a public gathering place within the Winburn neighborhood among the non-residential uses, especially access to food, may help revitalize this neighborhood and decrease the housing vacancy. Connectivity to the southern neighborhoods and arterial roads is important to support any residential uses in Winburn.

Cardinal Valley, Oxford Circle, Versailles Road, West Side of Red Mile Road (West side of Lexington)

The Cardinal Valley area has a large number of households with no vehicle, high household populations, and high poverty. The grocery store on Village Drive is more than a one-mile walk around a cemetery for the nearest residents and much farther for others. Oxford Circle is a commercial area that has several small vacant parcels and other underutilized parcels, but excellent connectivity to the streets in this neighborhood. Even though this commercial area is bisected by a floodplain, it appears there could be development opportunities. While there is high population density, a portion of this area has a high level of housing unit vacancy. There appear to be opportunities for transit-oriented development and for neighborhood center improvements, such as a public plaza or park. Areas south of Versailles Road and west of Red Mile Road include a high number of residents living below poverty level and a moderately high number of households with no vehicles. Much of this population is college students, so lower income would be expected. It also includes social service agencies and assisted housing. The Red Mile Development Plan proposes retail within the mix of uses which could provide grocery access for this area, especially for pedestrians. The area west of Red Mile Road, therefore, should be included with the Cardinal Valley area for targeted planning.

Are there any community assets in these areas/neighborhoods?

Small Area Plans are currently underway for Cardinal Valley and the Centre Parkway areas. A Small Area Plan is expected to be funded in Fiscal Year 2016 for the Winburn neighborhood. These small area plans identify community assets as well as risk factors. Two small area plans have recently been completed for two additional areas that exhibit low-income populations, lack of investment, poor housing, and ethnic/racial concentrations. These are:

The East End Small Area Plan was adopted in April 2009. The plan covered 381 acres and was bounded by Winchester Road, Midland Avenue, East Short Street, Elm Tree Lane, and the railroad near Loudon Avenue. A lack of services, a lack of access to a major grocery store, declining properties, poverty, pedestrian facilities, signage, streetscape improvements, and preservation of historical and cultural heritage were among the long list of factors that led to a need for this small area plan. Following adoption of the East End Small Area Plan, a work group was assembled, which included many who served on the steering committee, to help advance implementation tasks from the Plan. While there have been many successes in the East End since the Plan was adopted, including the renovation of the Lyric Theater and advancing plans for the Charles Young Center and the Isaac Murphy Memorial Art Garden, the most vexing issues are development of retail uses as part of a neighborhood center, particularly a full-service grocery store. Households in this area are more likely to not have a car, and have moderately high incidence of households living below poverty level, making the need for easy access to affordable and healthy food all the more imperative. Efforts to address this problem are being accomplished through a seasonal farmer's market, community gardens, plans for a community kitchen,

and a mobile food bus. Until a full-service grocery store is established, however, residents will continue to be burdened by poor access to good food.

Are there other strategic opportunities in any of these areas?

The LFUCG currently has in process an economic development project using a Section 108 loan that will repurpose a deteriorated historic building into an art museum/hotel in downtown Lexington. Once completed this project will create 125 full-time equivalent jobs, of which a minimum of 51% will be filled by persons from low-income households. The jurisdiction will consider use of the 108 loan guarantee program for other economic development ventures in low-income census tracts.

Areas of Ethnic/Racial Concentration

Census Tract Number*	Asian	Hispanic	African American
Tract 2			35.4%
Tract 3			55.5%
Tract 4			44.3%
Tract 8.01	8.7%		
Tract 11		20.5%	52.1%
Tract 13		25%	
Tract 18	9.9%		
Tract 20.01		42.8%	
Tract 20.02		34.1%	
Tract 24	13.8%		
Tract 31.02			47.9%
Tract 34.07	6.6		
Tract 37.01			29
Tract 38.02		17.3%	
Tract 38.03			35.8%
Tract 38.04		32.5%	55%
Tract 39.10		18%	32.8%
Tract 39.12	7%		
Tract 39.13	7.7%		
Tract 39.14	6.5%		
Tract 41.03	6.4%		
Tract 42.08	16.7%		
Tract 42.10	10.2%		

*Shaded areas represent census tracts that are also > 51% low- and moderate-income

Areas of Ethnic and Racial Concentration

Continuation of Market Characteristics

Centre Parkway, Gainesway, Armstrong Mill (Southeast Lexington)

This area bounded by Tates Creek Road, New Circle Road, Alumni Drive, and Man o' War Boulevard includes neighborhoods ranked high for households with no vehicle, high density households, and moderately high poverty. There is no easy access to the closest grocery store for many of the residents. There are numerous churches in this area as well as parks and schools. There is very little vacant land or property inventoried as underutilized; however, there are a number of non-residential buildings and open/green spaces. A small area plan would look for impediments to local commercial development. With the schools, churches and parks, there is potential to create a walkable transit oriented neighborhood center.

Central Sector Small Area Plan

The Central Sector Small Area Plan was adopted in 2009. The Central Sector Small Area Plan contains approximately 2,400 acres, bounded by the cemetery west of Georgetown Road, New Circle Road on the north to Winchester Road on the east, and Second Street on the southern edge. Like the East End Plan, Central Sector recognized the need for better access to food through a full-service grocery store. Several areas within Central Sector have a high incidence of people living below poverty and without a car. And like East End, there has been little success to ameliorate the problem. Out of the recommendations in this small area plan, the North Limestone Community Development Corporation was formed for the purpose of serving as a nonprofit advocacy group for neighborhood asset building, cultural programming, and enhanced public spaces. This CDC has identified a need for improved housing and improved infrastructure and public facilities in the neighborhood which is made of 171 properties, bounded on the East by Maple Street, by Seventh Street on the South, by North Limestone on the West, and by R.J. Corman Railroad on the North. This area has now been zoned as a planned unit development. The CDC has received funding from Arts Place America, National Endowment for the Arts, and the Knight Foundation. In addition to housing and public improvements, the organization's goal is to improve the rate of homeownership in the area, which is now about 40%, to reflect the rate of homeownership in the community as a whole.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Lexington-Fayette Urban County Government's 2015 Consolidated Plan represents the jurisdiction's goals and objectives for addressing housing and community development needs for the five-year period July 1, 2015 through June 30, 2020. The goals in the Consolidated Plan include the provision of safe and affordable housing for low- and moderate-income persons, homeless persons, and for persons with special needs; public improvements and neighborhood revitalization in low- and moderate-income neighborhoods; renovation of buildings and sites in the community that are used for the provision of social services to low-income persons; and provision of services that will positively impact social and economic conditions for low-income persons. The Lexington-Fayette Urban County Government (LFUCG) uses Community Development Block Grant funds, HOME Investment Partnerships Program funds, and Emergency Solutions Grants Program funds primarily for housing rehabilitation, new rental housing development, rehabilitation of rental units, first-time homeownership, public improvements, and public services for at-risk youth, homeless persons, and other persons with special needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Public improvements, parks, and public facilities will only be constructed/rehabilitated in low-income areas (at least 51% of the households are at or below 80% of the area median income). Allocations for public improvements are determined through engineering studies and public input. Current allocations of resources in the Northland-Meadows-Arlington area are the result of an engineering study of a large low-income neighborhood bounded by North Broadway on the west, New Circle Road on the North, Floyd Drive on the east, and Loudon Avenue on the south. The plan provides for improvements to be made in sixteen phases to include streets, sidewalks, storm water improvements, and sanitary sewer replacement at an estimated total cost of \$51 million. Investments in parks and community centers are determined by Division of Parks and Recreation which analyzes needs based upon deterioration of facilities and upon neighborhood input. Housing Rehabilitation of owner housing and homeownership may be in any census tract as long the household is income eligible. Development of rental housing for low-income households is encouraged in middle-income areas. Services may also be in any census tract as long as the participants are income-eligible.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Development of Rental Housing Homeownership Tenant Based Rental Assistance Homeowner Housing Rehabilitation Handicap Accessibility for Homeowners Weatherization Enhancements in Homeownership Units Emergency Repair for Homeowners

	Description	The jurisdiction intends to fund new rental housing development, rental housing rehabilitation, rehabilitation of existing ownership units, support of first-time homeownership opportunities, tenant-based rental assistance for low-income households to include persons who are homeless and persons with special needs who are not homeless.
	Basis for Relative Priority	The jurisdiction places a high priority on development and preservation of affordable housing for low-income households, due to cost-burden and severe cost-burden of households in the community.
2	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Parks and Community Centers Public Facilities--Cardinal Valley Neighborhood Other Public Facilities
	Description	The jurisdiction plans to fund facilities that are used by the government or nonprofit community-based organizations to address service needs of low-income households. The services include childcare, education, economic development, health care, job training, housing, youth development, aging services, life skills and parent education. This also includes improvement of parks and recreation facilities that are owned and operated by the local government.
	Basis for Relative Priority	The needs assessment identifies parks, community centers, and special purpose facilities in low-income areas that are in need of renovation to adequately serve the population.
3	Priority Need Name	Public Improvements and Infrastructure
	Priority Level	High

	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	Public Improvements
	Description	The jurisdiction plans to continue funding for replacement of storm sewers, sanitary sewers, and new sidewalks and streets in low-income residential neighborhoods.
	Basis for Relative Priority	Needs for public infrastructure (storm water and sanitary sewers, and sidewalks) are identified by the Lexington-Fayette Urban County Government's Department of Planning, Preservation, and Development and the Department of Environmental Quality and Public Works. These needs are based upon engineering design studies which are accompanied by regular neighborhood meetings in areas where work is being considered.
4	Priority Need Name	Public Services
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	
<p>Associated Goals</p>	<p>Public Services - Non-Homeless Special Populations Public Services-Youth Programs Public Services-Financial Counseling and Education Public Services--Homeless Populations Fair Housing</p>
<p>Description</p>	<p>The jurisdiction intends to fund services for special populations that include frail elderly, the chronic homeless, persons who have severe and persistent mental illnesses, persons with substance problems, persons with co-occurring disorders, persons with HIV/AIDS, and persons with intellectual and developmental disabilities. The jurisdiction also intends to fund youth programs to help reduce the risk of delinquency and poor school performance; financial counseling and education for adults; and services for Limited English Proficiency Persons.</p>
<p>Basis for Relative Priority</p>	<p>The special needs populations are most in need of supportive services in order to attain self sufficiency. Persons with the identified special needs are over-represented among the homeless ranks.</p>

5	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	The jurisdiction may fund educational and job training programs for low-income persons so that they can have access to jobs that pay a living wage. The jurisdiction may also fund through Section 108 an economic development venture that will provide jobs to low-income persons.
	Basis for Relative Priority	The needs assessment identifies that major employment sector is in retail trade, arts, entertainment, accommodations, and other services, representing approximately 36% of the jobs. A large number of these jobs tend to pay less than a living wage.
6	Priority Need Name	Rapid Rehousing
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rapid Rehousing
	Description	The jurisdiction will fund a rapid rehousing program from the Emergency Solutions Grants Program for households who are verified as homeless.

	Basis for Relative Priority	The point-in-time count in January 2015 identified 653 people in emergency shelters, 575 persons in transitional housing, and 39 unsheltered persons, a total of 1,267 homeless persons. In emergency shelters there were 32 households with children.
7	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Homelessness Prevention
	Description	The jurisdiction will fund a homelessness prevention program from the Emergency Solutions Grants Program for households who are verified as at-risk of homelessness.
	Basis for Relative Priority	The needs assessment identifies 10,104 extremely low-income renter households (<30% of AMI) who are severely cost burdened (paying more than 50% of their income for housing). Without intervention, these households are at risk of becoming homeless.
8	Priority Need Name	Emergency Shelter Operations
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	
	Associated Goals	Public Services--Homeless Populations
	Description	The jurisdiction will fund emergency shelter operations for homeless shelters for homeless men, young adults, homeless families with children, veterans, and victims of domestic violence.
	Basis for Relative Priority	The jurisdiction recognizes that there will likely always be a need for emergency shelters. The January 2015 point-in-time count revealed 653 people staying in emergency shelters.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Lexington Housing Authority opened the Housing Choice Voucher waiting list January 5-9, 2015 after being closed since 2010. During that week the LHA received 4,045 on-line pre-applications from which 500 will be randomly selected for the voucher eligibility process. This pressure on the HCV program makes it necessary to continue funding a Tenant Based Rental Assistance Program.
TBRA for Non-Homeless Special Needs	In addition to the closure of the HCV waiting list, programs like AIDS Volunteers, Inc., (serving persons with HIV/AIDS) and Bluegrass.org (persons with serious mental illnesses) have difficulties housing special needs non-homeless persons in market housing. Client incomes are extremely low (most are <30% of AMI) because most are SSI recipients, and many are at-risk of homelessness. Market rate housing is not affordable to this population without subsidy.
New Unit Production	Lexington-Fayette Urban County Government hired CZB as a consultant to study the issue of affordable housing in Lexington. This study “Lexington’s Affordable Housing Challenge and Potential Strategy” completed in February 2014, cited a need to provide 6,000 households with affordable housing and further cited an annual additional projected shortfall of 400 units. New unit production, particularly for rental housing will help fill this need. New unit production is also needed in older areas where housing units have become obsolete and in situations where the cost of rehab is greater than the value of the unit. U.S. Census projects that population of Fayette County will continue to grow from 295,803 (2010), to 375,986 in 2030, and to 464,503 in 2050. Based on these projections there will continue to be a need for production of new units.
Rehabilitation	Funds are proposed for rehabilitation of existing housing for low-income homeowners. Lexington’s Division of Grants and Special Programs maintains a waiting list for housing rehab that is approximately twelve months long. The single family housing rehabilitation program has been in existence for approximately 40 years. Funds may also be used for rehabilitation of rental units. For Fiscal Year 2014, Lexington’s Division of Code Enforcement inspected 2,510 units, primarily from complaints received, and issued a total of 14,809 violations for estimated repairs of \$2,909,795.
Acquisition, including preservation	Funds may be used for acquisition and preservation of subsidized units in the community. Nine properties will have 434 units with expiring subsidies in 2015. A total of 291 units on 8 properties are scheduled to expire during the period of 2016-2020. This data is from the National Low Income Housing Coalition. While it is not anticipated that many of these units will be converted to market rate rents, units are subject to being lost due to deterioration.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

In addition to HOME, CDBG, and ESG funds allocated from the U.S. Department of Housing and Urban Development, the jurisdiction allocates general fund dollars in the amount of \$197,630 as grant match for HOME to be used for housing rehab, homeownership, and rental housing development, and grant match in the amount of \$50,000 for rapid rehousing/homelessness prevention (ESG) and \$10,000 for administration (\$10,000).

The Jurisdiction also is providing general dollars annually to the Housing Trust Fund in the amount of \$2,000,000 and to the Office of Homelessness Prevention and Intervention in the amount of \$750,000. An additional allocation of general fund dollars in the amount of \$757,500 will be used for emergency shelter operations. LFUCG sewer user funds in the amount of \$600,000 will be allocated to the replacement of sanitary sewers along with CDBG-funded public improvements.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,047,931	150,000	0	2,197,931	8,791,724	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	922,788	150,000	0	1,072,788	4,291,152	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	182,217	0	0	182,217	728,868	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Housing Multifamily rental new construction Multifamily rental rehab Services	2,750,000	0	0	2,750,000	11,000,000	Lexington Fayette Urban County Government General Fund
Other	public - local	Admin and Planning Financial Assistance Homebuyer assistance Rental Assistance	257,630	0	0	257,630	1,030,520	Lexington-Fayette Urban County Government uses general fund dollars to match the HOME program and to provide match for administration and rapid rehousing in the ESG program
Other	public - local	Overnight shelter	757,500	0	0	757,500	3,030,000	Lexington-Fayette Urban County Government General Fund
Other	public - local	Public Improvements	600,000	0	0	600,000	1,128,500	Sewer User funds collected for purpose of operating sanitary sewer system and for rehabilitating deteriorating sanitary sewers

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Lexington-Fayette Urban County Government will provide from its 2016 General Fund grant match in the amount of \$197,630 for the required HOME Investment Partnership Match.

The Lexington-Fayette Urban County Government will provide from its 2016 General Fund grant match in the amount of \$60,000 as partial match for the Emergency Solutions Grants Program. Other match for the Emergency Solutions Grants Program in the amount of \$122,217 will be provided as in-kind match from the Community Partners who are providing services using these federal funds.

The Lexington-Fayette Urban County Government, by Ordinance No. 103-2014 on September 11, 2014, has designated annual funding in the amount of \$2,000,000 for the "Affordable Housing Fund," and annual funding in the amount of at least \$750,000 for the "Innovative and Sustainable Solutions to Homelessness Fund" commencing with the Fiscal Year 2016.

LFUCG annually allocates operating funds (General Fund) to community partner agencies with general fund dollars. With the creation of the Office of Homelessness Prevention and Intervention, an estimated annual allocation in the amount of \$757,500 will be expended for emergency shelters in the community in Fiscal Year 2016.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The only publicly owned property that is anticipated to be used to address the needs identified in the plan are community centers and park land for use as public facilities.

Discussion

Expected anticipated resources for the remaining four years of the planning period are based upon allocations provided in Year 1.

Lexington and its affordable housing developers and partner agencies will continue to pursue funding from the Kentucky Affordable Housing Trust Fund, National Affordable Housing Trust Fund, Low-Income Housing Tax Credits, HUD's SHOP program, HUD's 811 and 202 programs, VASH program, and other state and federal resources as are available to fulfill identified needs of the community.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	Government	Economic Development Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
REALTOR COMMUNITY HOUSING FOUNDATION	Non-profit organizations	Homelessness	State
BLUEGRASS REGIONAL MENTAL HEALTH- MENTAL RETARDATION BOARD, INC.	Regional organization	Homelessness Non-homeless special needs	Region
CHRYSALIS HOUSE	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	State
COMMUNITY ACTION COUNCIL FOR LEXINGTON-FAYETTE, BOURBON,HARRISON	Regional organization	Homelessness Ownership public facilities public services	Region
Lighthouse Ministries, Inc.	Community/Faith- based organization	Homelessness Non-homeless special needs	Jurisdiction
Mission Lexington	Community/Faith- based organization	Homelessness Non-homeless special needs	Jurisdiction
REACH, INC.	Non-profit organizations	Ownership	Region
LEXINGTON HABITAT FOR HUMANITY	Non-profit organizations	Ownership	Jurisdiction
SALVATION ARMY	Community/Faith- based organization	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
VOLUNTEERS OF AMERICA	Non-profit organizations	Homelessness Non-homeless special needs	State
Fayette County Local Development Corporation	CHDO	Rental	Jurisdiction
AIDS Volunteers Inc	Sponsor	Homelessness Non-homeless special needs Rental	Region
Lexington-Fayette Urban County Human Rights Commission	Other	public services	Jurisdiction
Lexington Rescue Mission	Non-profit organizations	Homelessness public services	Jurisdiction
Center for Family and Community Services at Charles Young Community Center	Non-profit organizations	public services	Jurisdiction
Arbor Youth Services, formerly MASH Services of the Bluegrass	Non-profit organizations	Homelessness public services	Region
REPAIRERS OF THE BREACH, INC.	Community/Faith-based organization	public services	Jurisdiction
New Beginnings, Bluegrass, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental	Jurisdiction
Living Arts and Science Center	Non-profit organizations	public services	Jurisdiction
BLUEGRASS DOMESTIC VIOLENCE	Non-profit organizations	Homelessness Rental	Region
Catholic Charities of the Diocese of Lexington	Community/Faith-based organization	Homelessness	Jurisdiction
THE HOUSING PARTNERSHIP, INC	Developer	Rental	State
Ezekiel Foundation, Inc.	Non-profit organizations	Rental	State

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Employment Solutions, Inc.	Non-profit organizations	Economic Development Homelessness Non-homeless special needs public services	Jurisdiction
Jubilee Jobs of Lexington Kentucky	Non-profit organizations	Homelessness public services	Jurisdiction
Catholic Action Center	Non-profit organizations	Homelessness public services	Jurisdiction
COMMUNITY VENTURES CORPORATION	Non-profit organizations	Economic Development Ownership Rental public services	State
Lexington Fair Housing Council	Non-profit organizations	Planning public services	State
KY Refugee Ministries-- Lexington Office	Non-profit organizations	public services	Region
NAMI Lexington	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Lexington Community Land Trust	Non-profit organizations		Jurisdiction
North Limestone Community Development Corporation	Non-profit organizations	Economic Development Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
New Life Day Center	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Moveable Feast Inc.	Non-profit organizations		Jurisdiction
God's Pantry Food Bank	Non-profit organizations		Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Canaan House, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental	Jurisdiction
Bluegrass Community Health Center	Public institution	public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Among its strengths, as a fully merged city-county government for the past forty years, Lexington-Fayette County has the capacity to reduce duplication and enhance efficiencies in the delivery of services. Lexington is also a regional center for health services, meaning that it has superior health care facilities at all levels of care, including the University of Kentucky Medical Center and a Veterans Administration Medical Center. While the jurisdiction also has a rich inventory of services designed to address the needs of homeless persons and other low-income persons with special needs, it has become painfully clear that improvements are needed in this delivery system. While many services and facilities appear to exist, access is not always clear. Other weaknesses include the fact that the existing Continuum of Care entity (Central Kentucky Homeless and Housing Initiative) has been unable to keep up with new HEARTH requirements and has been unable to implement a necessary coordinated assessment.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		

Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In response to a community-wide perception that not enough had been done to eliminate homelessness in Lexington, in July of 2012, the Mayor of Lexington-Fayette Urban County Government announced formation of a Mayor’s Commission on Homelessness to examine issues and concerns surrounding Lexington’s homeless population and to recommend needed changes. This commission included 31 community representatives from social services agencies, churches and other faith-based organizations, neighborhoods, and businesses. The Mayor’s Commission heard from homeless advocates, neighbors, businesses and schools that operate near shelters for the homeless, from public safety officials, from veterans groups and from homeless citizens. The final report from this commission, entitled “for the Greater Good,” was issued in January 2013 and contained 48 inter-related recommendations regarding 1) systemic factors affecting homelessness in Lexington: the housing and wage gap, collaboration and coordination, funding, data management, case management and supportive services, a unified system of entry, education and outreach, day centers, and 24-hour shelter service; and 2) subpopulations of homeless: families, persons with mental illness, the chronically homeless, youth and young adults, persons with substance abuse issues, survivors of intimate partner violence, hospital and jail discharges, the elderly, and veterans. Comprehensively, the recommendations include funding, structure, facilities, services, legislative and policy changes, and items for further study.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Three recommendations that received the Commission’s highest priority ranking are comprehensive and foundational. They are:

- Creation of an Affordable Housing Trust Fund that will provide a consistent, reliable, dedicated funding stream to address the recommendations in the report.

- Creation of an Office with LFUCG tasked with overall coordination of the report's recommendations.
- Creation of more affordable housing units to meet the needs of the homeless and those at risk of homelessness.

In addition, these specific recommendations, all of which address more effective ways to prevent and deal with chronic and episodic homelessness, received the next highest level priority ranking:

- Institute a "Housing First" model for the mentally ill and chronically homeless;
- Support creation of a mental health court;
- Develop a program of street outreach and intervention;
- Provide employment support;
- Encourage and support collaboration among providers to provide more case management

The report also contained a concise set of initial Key Indicators designed to provide a snapshot of progress on improving the quality, efficiency, and effectiveness of services for people who are homeless in our community. The Key Indicators will be the primary vehicle for reporting progress to the community. The Key Indicators are:

- Increase in the number of affordable housing units;
- Reduction in the number of homeless included in the annual Point-In-Time Count;
- Reduction in the number of people included in the Street Count in the Point-in-Time Count;
- Reduction in the number of homeless requiring incarceration;
- Reduction in the number of homeless requiring emergency medical care;
- Reduction in the number of homeless requiring referral and evaluation by Eastern State Hospital;
- Reduction in the number of youth who age out of foster care who become homeless;
- Reduction in the number and the amount of time spent in emergency shelter and in transitional housing.

LFUCG has two organizations that are recognized as CHDOs: Fayette County Local Development Corporation has been a CHDO since 1994 and has developed and operates 178 rental units in the inner city area, and REACH, Inc. has developed four units for homeownership and sponsored one rental unit.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Lexington Office of Homelessness Prevention and Intervention (OHPI) was created in June of 2014 with the appointment of a full-time director and the organization of a 13-member Homeless Prevention and Intervention (HPI) Board comprised of elected officials, business leaders, service providers, community advocates, faith-based organizations, and people experiencing homelessness.

The functions of the HPI Board include the following:

- Consider and recommend solutions to specific issues as they arise.
- Consider and advise Director of OHPI on broad matters that impact people experiencing homelessness.
- Review and consider progress on implementation of recommendations made by Mayor's Commission on Homelessness.
- Monitor key indicators and other data to track and understand trends.
- Support OHPI by disseminating activities and reports to respective constituencies and other key stakeholders.
- Establish guidelines for LFUCG funding to support activities that reduce and prevent homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Development of Rental Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$2,000,000 Homeless and Affordable Housing Funds: \$5,000,000	Rental units constructed: 200 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit
2	Homeownership	2015	2019	Affordable Housing		Affordable Housing	HOME: \$1,375,000	Homeowner Housing Added: 35 Household Housing Unit Direct Financial Assistance to Homebuyers: 60 Households Assisted
3	Tenant Based Rental Assistance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$1,000,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
4	Homeowner Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$1,250,000 HOME: \$1,250,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
5	Handicap Accessibility for Homeowners	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$150,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Weatherization Enhancements in Homeownership Units	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
7	Emergency Repair for Homeowners	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$250,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
8	Public Improvements	2015	2019	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$5,310,000 LFUCG Sewer User Funds: \$2,228,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
9	Parks and Community Centers	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
10	Public Facilities-- Cardinal Valley Neighborhood	2015	2017	Planning		Public Facilities	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5791 Persons Assisted
11	Other Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Services - Non-Homeless Special Populations	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
13	Public Services-Youth Programs	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$400,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
14	Public Services-Financial Counseling and Education	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
15	Public Services--Homeless Populations	2015	2019	Homeless		Public Services Emergency Shelter Operations	CDBG: \$135,000 ESG: \$487,000 Local Emergency Shelter: \$3,787,500	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 9740 Beds
16	Rapid Rehousing	2015	2019	Homeless		Rapid Rehousing	ESG: \$250,000 Grant Match: \$250,000	Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
17	Homelessness Prevention	2015	2019	At-risk of homelessness		Homelessness Prevention	ESG: \$125,000	Homelessness Prevention: 220 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$100,000	Jobs created/retained: 10 Jobs Businesses assisted: 1 Businesses Assisted
19	Fair Housing	2015	2019	Administration		Public Services	CDBG: \$50,000	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Development of Rental Housing
	Goal Description	Over the five-year planning period, the jurisdiction plans to develop through new construction or through rehabilitation 400 rental housing units primarily for persons who are at or below 60% of Area Median Income.
2	Goal Name	Homeownership
	Goal Description	The jurisdiction will provide 95 low-income households with the opportunity for homeownership through new construction, rehabilitation, and direct financial assistance.
3	Goal Name	Tenant Based Rental Assistance
	Goal Description	The jurisdiction will provide nonprofit organizations with the opportunity to operate tenant-based rental assistance for very low-income persons with severe and persistent mental illnesses, HIV, other special needs, and families who are risk of homelessness. These households may be homeless or non-homeless. It is anticipated that over the five-year period, 100 households will be served.

4	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	The jurisdiction will provide existing low-income households with the opportunity to bring their housing up to code, become more energy efficient, and to make modifications for handicap accessibility. The jurisdiction will continue to operate a single family housing rehabilitation program that provides eligible households who are at 50% or below of AMI with deferred loans, and low-interest loans to those households who above 50% of AMI and at or below 80% of AMI. It is anticipated that for the five-year period, 160 units will be rehabilitated using the Community Development Block Grant program and the HOME Investment Partnerships program
5	Goal Name	Handicap Accessibility for Homeowners
	Goal Description	The jurisdiction will provide funds for wheelchair ramps and other accessibility renovations to houses of low-income persons with mobility impairments. It is anticipated that 75 households will be served over the five year period.
6	Goal Name	Weatherization Enhancements in Homeownership Units
	Goal Description	The jurisdiction will provide funding for installation of high efficiency heat sources in low-income owner occupied households. It is anticipated that 60 households can be assisted.
7	Goal Name	Emergency Repair for Homeowners
	Goal Description	The jurisdiction will provide low- and moderate-income homeowners with assistance to make emergency repairs to include electrical, plumbing, and HVAC emergencies. This will be a one-time repair and the program is expected to serve 75 households.
8	Goal Name	Public Improvements
	Goal Description	For the five-year period 2015-2019, the Lexington Fayette Urban County Government will reconstruct streets, curbs, gutters and sidewalks, and upgrading of the storm water collection and conveyance systems for at an estimated cost of \$5,310,000 on Bryan Avenue, Park View Avenue, Edgelawn Avenue, Highlawn Avenue and Jordan and Griffin alleys. Additional sanitary sewer improvements are estimated to cost \$2,228,500. It is anticipated that LFUCG will use Community Development Block Grant funds, may use Section 108 loan funds, or may issue general obligation bonds to complete the project in a more timely manner

9	Goal Name	Parks and Community Centers
	Goal Description	<p>During the five year period from 2015 through 2019, the Lexington Fayette Urban County Government’s Division of Parks and Recreation plans to make improvements to parks located in low-income census tracts. Eight properties needing extensive improvements have been identified at an estimated cost of \$3.5 million.</p> <p>It is anticipated that these projects will be supported through the Community Development Block Grant Program, the Land and Water Conservation Fund (Department of the Interior), the Area Development Fund (state), and the local General Fund. The LFUCG may also consider use of a Section 108 loan guarantee and issuance of general obligation bonds in order to complete these projects in a timely manner.</p>
10	Goal Name	Public Facilities--Cardinal Valley Neighborhood
	Goal Description	<p>The LFUCG Division of Planning has initiated a small area plan process for the Cardinal Valley Neighborhood (Census Tract 20.01). a low-income area with a large Hispanic population. The community-based steering committee for this small area plan have recognized a need to revitalize an aging and deteriorated commercial area covering approximately 8.9 acres. After a feasibility plan is completed in Fiscal Year 2016, the community may seek acquisition, relocation, and redevelopment costs from the Community Development Block Grant program, the Section 108 Loan Guarantee Program, issuance of general obligation bonds, and General Fund.</p>

11	Goal Name	Other Public Facilities
	Goal Description	<p>Many private, nonprofit organizations in the community operate social services designed to address the needs of extremely low-income, very low-income and low-income persons. The services include childcare, education, economic development, health care, job training, housing, youth development, life skills and parent education. These organizations have limited operating budgets that are stretched to the maximum in their attempts to provide needed services. These organizations tend to occupy older, somewhat deteriorated buildings and cannot afford the high cost of making the necessary repairs to make their facilities safe for public use and accessible to persons with disabilities. Many of these buildings are classified as historic and as such should be preserved for future generations to enjoy. It is expected that during the five-year period of this plan CDBG funds, if available, will be used to assist with gap financing for rehabilitation/restoration/expansion of buildings owned by nonprofit and public organizations and being used to provide necessary housing and social services to low-income persons. It is anticipated that most buildings will be located in low-income census tracts. It is expected that other funding for the rehabilitation/ renovation/expansion of these facilities will be obtained from private foundations and other local, state, and federal government resources.</p>
12	Goal Name	Public Services - Non-Homeless Special Populations
	Goal Description	<p>Funds will be used to support the delivery of supportive services for non-homeless persons who include elderly, frail elderly, persons who have severe and persistent mental illnesses, persons with substance problems, persons with HIV/AIDS, and persons with intellectual and developmental disabilities. Programs will be funded in permanent supportive housing or in a transitional setting that is designed to move people into more independent living.</p> <p>The supportive services that may be supported with CDBG funds include case management, job and skills training, life skills training, transportation, payee services, nutrition services, program operating costs, health care, substance abuse treatment, and child care.</p>

13	Goal Name	Public Services-Youth Programs
	Goal Description	Youth crime, substance abuse, poor school performance, and other mental health issues are significant problems in Fayette County. Availability of positive youth activities and strong connections with caring adults are community factors that can help reduce the risk of delinquency and poor school performance and help ensure that all children are given the opportunity to develop into successful adults. If available, Community Development Block grant funds will be used to support structured after school and summer activities for low-income children. Activities that may be supported include mentoring, health education, computer instruction, homework assistance centers including tutoring, college awareness and preparation, activities linked to law enforcement, employment preparation or training, courses and enrichment in culture and the arts, volunteer and community service opportunities, drug and violence prevention curricula and counseling, alcohol/drug treatment, supervised recreation and athletic programs and events, and youth leadership activities.
14	Goal Name	Public Services-Financial Counseling and Education
	Goal Description	The jurisdiction requires that all first-time homebuyer programs supported with federal funds provide a strong counseling component that includes assistance with credit problems, life skills training for budget, finance, and home purchasing, pre-purchase counseling, and follow-up after purchase to avoid defaults. The jurisdiction also recognizes a need for financial counseling and education well before a household decides to take a step to homeownership.
15	Goal Name	Public Services--Homeless Populations
	Goal Description	Provide case management, emergency shelter, street outreach, substance abuse treatment, mental health services, nutrition, and financial counseling to persons who are homeless. These include families with children, single persons, young adults, unaccompanied youth and victims of domestic violence.
16	Goal Name	Rapid Rehousing
	Goal Description	To provide financial assistance to homeless households to include rental and utility security deposits, and up to six months in rental subsidies for movement into permanent housing.
17	Goal Name	Homelessness Prevention
	Goal Description	To provide households who are at risk of homelessness with rental and utility assistance of up to six months so that they can avoid becoming homeless.

18	Goal Name	Economic Development
	Goal Description	<p>Activities may include:</p> <p>Job readiness and job skill enhancement with a priority given to tech-based programs or other programs for which there is evidence of a market</p> <p>Job placement activities</p> <p>Business loan programs</p> <p>Sheltered employment</p> <p>Neighborhood revitalization projects</p> <p>Community economic development projects</p> <p>Energy Conservation Programs</p> <p>Jurisdiction may pursue a Section 108 Loan Program for an economic development project.</p>
19	Goal Name	Fair Housing
	Goal Description	The jurisdiction sets a high priority on affirmatively furthering fair housing to safeguard all individuals within Lexington-Fayette County from discrimination because of race, color, religion, national origin, sex, age, disability, familial status, and sexual orientation/gender identity in connection with housing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the five-year plan period, the jurisdiction estimates that it will provide affordable housing to 180 extremely low-income households, 380 low-income households, and 135 moderate-income households. These units will be created through rental housing development (new construction and rehab), homeownership (new construction or rehabilitation) and tenant-based rental assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Lexington Housing Authority is not required to increase the number of accessible units.

Activities to Increase Resident Involvements

One of the most promising and exciting initiatives included in Lexington Housing Authority's goals for the Moving To Work (MTW) program is the Self-Sufficiency Through Resident Involvement Vision & Education (STRIVE) Program. STRIVE was debuted to LHA residents living at the 6th Street HOPE VI sites during the summer of 2014. The initiative rewards positive behavior among LHA households.

STRIVE was introduced to households with children enrolled and attending the 2014 session of summer school at William Wells Brown Elementary (pictured above).

Eleven (11) children enrolled in summer school from eight (8) LHA households signed up to participate in the first **STRIVE** initiative. Each participating household received a \$10 Walmart gift card to encourage participation. Children earned points for: perfect attendance (no absences or tardiness), improved math and reading skills, and improved conduct. As the program grows opportunities will be expanded to residents of other sites and the HCV program.

LHA is also taking part in a rent reform study commissioned by HUD's Policy Development & Research (PD&R) Office and MDRC (HUD-contracted research firm) for Housing Choice Voucher participants is a method not only to increase housing choice but, just as importantly, to encourage and increase family self-sufficiency. The LHA is one of four MTW agencies taking part in the study scheduled to start in November 2014 also includes—Louisville, KY, San Antonio, TX, and Washington, DC.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to the development of affordable housing include the high cost of land and the high cost of construction in the community; however there are other challenges to the provision of affordable housing for low-income households. Because Lexington is home to a large state university that traditionally provides on-campus housing for only a fraction of its students, low-income families have been forced to compete for modest housing, both as renters and owners, with a student population pursuing private housing. In recent years the university has begun a major on-campus housing building program; however, it is anticipated that lower-income university students will still choose to live off campus in lower-cost housing. The high land cost in new subdivisions in the community has historically precluded the development of housing for low-income households without the use of subsidies. Except for the relatively small number of new units subsidized through federal programs or constructed by nonprofit organizations with special financing for low-income purchasers, there have been few lower-cost units added to the housing supply. Other than federally subsidized rental units, there is little affordable housing for renter families with incomes under 30% of median income. There are many public policies in the community which have an effect on the production of new affordable housing, and the maintenance and improvement of existing housing. Each of these policies plays an essential part in the overall management of growth, the provision of services, and the safety of citizens. None of the policies would be considered excessive, exclusionary, or discriminatory but are presented in this document to provide a complete picture of the policies and regulations affecting housing for low-income households in the community.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In December 2013, Lexington-Fayette Urban County Government hired a consultant to study the issue of affordable housing in Lexington. A result of that study was Lexington's creation, on September 11, 2014 in Ordinance Number 101-2014, of the Affordable Housing Governing Board and locally funded Affordable Housing Trust Fund with the mission to leverage public investment to preserve, produce, and provide safe, quality, affordable housing. Initial funding for Fiscal Year 2015 was \$3,000,000 and expected minimums in future years of \$2 million annually. The goal of the Office of Affordable Housing is that every household in Lexington has access to safe, quality and affordable housing. The local trust fund will target programs that serve up to 80% of Area Median Income.

The eligible activities of the Affordable Housing Trust Fund are as follows:

- Acquisition of property and/or rental housing
- Site development
- Construction of rental housing
- Rehabilitation of rental housing
- Permanent financing costs (including down payment and closing costs)
- Construction financing costs
- Reduction of existing debt
- Matching funds for other grants
- Technical assistance directly related to creating a rental housing project
- Developer fees (up to 15% of each project)

- Administrative costs, permits, fees, taxes, and other soft costs associated with rental housing development
- Project and tenant based rental assistance
- The requirements of the assisted units are:
- Must meet Affordable Housing Standards (building codes, maintenance requirements, Secured by Design, etc.); at least one annual inspection required.
- Must remain affordable to the target population; annual report of unit affordability required.

Continuation

The evaluation criteria for allocation of these funds include:

- Capacity of Development Team
- Targeting Plan--Population Served (targets established by Board)
- Project Design
- Energy Efficiency
- Maintenance Costs
- Community Priority Projects (targets established by Board)
- Location
- Access to Services
- Transportation Options
- Housing Dispersion
- Community Priority Areas (targets established by Board)
- Neighborhood Stabilization Areas (targets established by Board)
- Feasibility and Financial Design—use of leveraging

A reassessment of funding level will occur when a needs assessment is conducted every five years. The annual General Fund allocation will automatically adjust based on a specific metric such as Consumer Price Index, LFUCG General Fund, individual LFUCG revenue streams, and/or other national or local metrics.

Other strategies to ameliorate barriers to affordable housing that will be employed are:

LFUCG Fee Waiver

Waiver of LFUCG fees for affordable housing projects.

Expedited Review

Affordable housing projects will receive expedited review through the planning and development process.

Land Bank & Land Trust

To be explored by Director of Affordable Housing and Board in collaboration with other stakeholders.

Planning Solutions

To be explored by Director of Affordable Housing and Board in collaboration with other stakeholders.

Lexington has also reactivated its Vacant Property Review Commission, and under city ordinance, may now classify property as abandoned which has been vacant or unimproved for a period of at least one year and which is unfit for occupancy, or has become a place for the accumulation of trash and debris, or has been infested with rodents or other vermin, or has been tax delinquent for a period at least three years. Once declared as abandoned, the property is taxed additionally at the rate of \$1.00 per each \$100.00 of assessed value.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Lexington Office of Homelessness Prevention and Intervention (OHPI) was created in June of 2014 with the appointment of a full-time director (LFUCG staff member) and the organization of a 13-member Homeless Prevention and Intervention (HPI) Board comprised of elected officials, business leaders, service providers, community advocates, faith-based organizations, and people experiencing homelessness. This office and board were created based upon recommendations from a report issued by the Mayor's Commission on Homelessness.

The functions of the HPI Board include the following:

- Consider and recommend solutions to specific issues as they arise.
- Consider and advise Director of OHPI on broad matters that impact people experiencing homelessness.
- Review and consider progress on implementation of recommendations made by Mayor's Commission on Homelessness.
- Monitor key indicators and other data to track and understand trends.
- Establish guidelines for LFUCG funding to support activities that reduce and prevent homelessness.

In addition to the above functions, this board will assume responsibility for the Continuum of Care process that provides for Supportive Housing Program funding for the Lexington community, replacing the Central Kentucky Homeless and Housing Initiative as the lead agency for this process. OHPI will also develop a strategic plan to address homelessness in Lexington. Plan is expected to be completed no later than June 30, 2016.

Outreach and assessment of homeless persons includes operation of a mental health court that will target homeless persons with severe mental illnesses, operation of a mobile outreach unit, and implementation of a Housing First pilot project. These programs are described in the attachment.

Addressing the emergency and transitional housing needs of homeless persons

Starting with Budget Year 2016, LFUCG's Office of Homelessness Prevention and Intervention will take applications for LFUCG general fund award of funds for Fiscal year 2016 and 2017 for operation of emergency shelters for homeless persons in Lexington. Annual amount of funding is \$757,500 for operation of emergency shelters for homeless men, women, children, youth, families, and victims of domestic violence. Applicants for these funds must be organized as 501c3 organizations providing emergency shelter, which is defined as facilities with overnight sleeping accommodations, the primary purpose of which is to provide *temporary* shelter for the homeless in general or for specific populations of the homeless.

Successful applicants for these funds will also be required to participate in the Kentucky Homeless Management Information System (HMIS) unless exempted by law and participation in the Continuum of

Care process including participation in a common assessment to be agreed upon and deployed by the Continuum of Care and associated providers.

While the community supports the rapid transition of homeless individuals and families into permanent housing; the community identifies a gap in emergency shelter for families. Hope Center provides emergency shelter for men and The Salvation Army takes in women with or without children, and on a limited basis single men with children. There remains a need for a family shelter that can accept whole families (men, women, and children) and safely provide emergency housing. OHPI will implement a plan for addressing this unmet need.

Tables are attached that provide information on the emergency and transitional facilities in the community. A total of 654 emergency shelter beds and 616 transitional housing beds are in the community.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

A Housing First pilot program was implemented in the spring of 2015. The Urban County Council has approved execution of a three-year agreement in the amount of \$750,000, in general fund dollars, with Hope Center, Inc. for a Housing First Pilot Project. It is estimated that 20 chronically homeless persons with severe mental illnesses and other problems including poor health and chemical dependence will be served through this program. Hope Center will use the Vulnerability Index and Service Prioritization Decision Assistance Tool, developed by 100,000 Homes Campaign, a nationally recognized expert in the Housing First Model. A contract for an independent evaluation with the University of Kentucky Research Foundation has also been approved.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Lexington-Fayette Urban County Government has implemented the Homeless Prevention and Rapid Re-housing Program, funded from the Emergency Solutions Grants Program. This program is being operated primarily by LFUCG's Division of Adult and Tenant Services and two partner agencies, Catholic Charities of the Diocese of Lexington, Inc., and Arbors Youth Services. They are providing financial assistance to households, including householders between the ages of 18 and 24, in order to prevent homelessness and are also providing financial assistance to homeless households in an effort to decrease the homeless population. In addition, the LFUCG annually awards general fund dollars to this division as an aid to preventing families and individuals from losing their housing. Homelessness prevention has also been a major thrust of the faith community.

The strategy for preventing homelessness among families is comprised of:

- Helping very low-income families with children to become more self-sufficient through establishing a supportive and social services network. This includes development of education, job training, case management, life skills training, adequate public transportation, and adequate and affordable childcare.
- Providing greater level of short-term financial assistance to families and individuals in crisis to prevent homelessness, entailing development of more private funding sources. It is unlikely that governmental funds will be increased for this purpose; therefore, a more coordinated effort from private resources will be needed.
- Providing more affordable permanent housing for poor families, who are either homeless or about to become homeless due to evictions or housing condemnations. The prevention of homelessness is intricately tied to the supply of affordable housing in the community. Lexington's establishment of its own Affordable Housing Trust Fund will provide for the production and preservation of housing units in addition to those that can be produced using HOME Investment Partnerships funds, LIHTC, Federal Home Loan Bank Board and other funding sources.
- Preventing the reoccurrence of active substance abuse and decrease the long-term damage to families. The homeless individuals and families leaving alcohol/drug programs will be provided with the opportunity to move to safe and standard permanent housing with supportive services and in an environment conducive to their continued recovery.

The Mayor of Lexington has joined other mayors and state and local leaders across the country in the Mayors Challenge to End Veteran Homelessness. Lexington has 68 grant per diem transitional units for veterans and 247 Veterans Affairs Supportive Housing vouchers.

In Fayette County, a Mental Health Super Utilizers Group meets monthly and staffs individual cases, addresses systemic issues, and seeks to solve problems that will Participants include Eastern State Hospital (psychiatric), NAMI, Bluegrass.org and emergency shelters. This group targets heavy users who are cycling in and out of detention center, housing, mental health facilities and shelters.

A medical respite is under discussion by the Housing Prevention and Intervention Board. Hospitals are still discharging homeless persons who are too ill for placement in emergency shelters. See current attached discharge planning protocol.

Outreach and Assessment of Homeless Persons continuation

Implementation of a mental health court has now occurred as recommended by the Mayor's Commission on Homelessness. The Urban County Council has approved execution of an agreement with NAMI-Lexington (National Alliance on Mental Illness) providing \$300,000 in general fund dollars as startup funding for a three-year period for a Fayette Mental Health Court (FMHC) to operate in Fayette District Court. This court is a diversion program with the purpose of treating nonviolent offenders with

mental illness as an alternative to incarceration, providing intensive case management and resulting in housing for chronically homeless persons. Elements of this program are as follows:
Peer support specialists will perform the role of “systems navigator” which will include matching FMHC participants to appropriate housing services and supports. Independent housing with access to services in the community is a primary goal and value shared by people with mental illnesses.

A multidisciplinary team consisting of judges, prosecutors, providers, case workers, and peer support specialists will be convened to provide a treatment-oriented, person-centered approach to address the needs of the individual.

The mental health court program is based on therapeutic jurisprudence and restorative justice principles, and emphasizes a collaborative and individualized approach aimed at reducing the chances of reoffending.

A participant is referred to FMHC through an order of diversion, an order of probation, or an order of contempt. Upon receipt of a written order of referral from a judge, FMHC staff will screen viable candidates to determine eligibility for FMHC using criteria that includes verifying a diagnosis of serious mental illness and an evaluation to determine which services the person has the ability to utilize.

Hope Center operates a Mobile Outreach Team that includes a nurse and two case managers from a custom motor home parked at a different downtown church location each weekday. This aggressive outreach program meets homeless people where they are and assists them with basic needs including food, clothing and healthcare and provides referrals for shelter, counseling and job training at the Hope Center and other agencies.

Emergency Shelter [¶]		Target Population ^α				
Organization Name ^α	Program Name ^α	A ^α	B ^α	Beds for Households with Children ^α	Beds for Households without Children ^α	Total Year-Round Beds ^α
GreenHouse17 ^α	Domestic Violence shelter ^α	SFHC ^α	DV ^α	39 ^α	0 ^α	39 ^α
Catholic Action Center ^α	Community Inn ^α	SMF ^α	° ^α	0 ^α	120 ^α	120 ^α
Catholic Action Center ^α	Divine Providence Way ^α	SMF ^α	° ^α	0 ^α	119 ^α	119 ^α
Hope Center ^α	Hope Center for Men ^α	SM ^α	° ^α	0 ^α	225 ^α	225 ^α
Hope Center ^α	HC Recovery for Women ^α	SF ^α	° ^α	0 ^α	10 ^α	10 ^α
Arbor Services -- Bluegrass ^α	Arbor Services -- Bluegrass ^α	YMF ^α	° ^α	0 ^α	7 ^α	7 ^α
Room in the Inn ^α	Room in the Inn [¶] Seasonal shelter ^α	SMF ^α	° ^α	0 ^α	28 ^α	28 ^α
Salvation Army ^α	H. Lodge ES ^α	°SMF + HC ^α	° ^α	106 ^α	0 ^α	106 ^α
Total capacity ^α				145 ^α	509 ^α	654 ^α

Emergency Shelters

Transitional Housing [¶]		Target Population ^α				
Organization Name ^α	Program Name ^α	A ^α	B ^α	Beds for Households with Children ^α	Beds for Households without Children ^α	Total Year-Round Beds ^α
Catholic Action Center ^α	Divine Providence -- Grant Per Diem ^α	SMF+HC ^α	° ^α	10 ^α	0 ^α	10 ^α
Chrysalis House ^α	Family Program Apartments ^α	SFHC ^α	° ^α	40 ^α	0 ^α	40 ^α
Community Action Council ^α	Project Independence ^α	HC ^α	° ^α	16 ^α	0 ^α	16 ^α
Hope Center ^α	Grant Per Diem Veterans ^α	SM ^α	° ^α	0 ^α	30 ^α	30 ^α
Hope Center ^α	Jacobs House ^α	MH ^α	° ^α	0 ^α	23 ^α	23 ^α
Hope Center ^α	Jacobs House and Priddy Center ^α	SA ^α	° ^α	0 ^α	234 ^α	234 ^α
Hope Center ^α	Recovery Program Women ^α	SF ^α	° ^α	0 ^α	68 ^α	68 ^α
Salvation Army ^α	Transitional Housing ^α	SFHC ^α	° ^α	0 ^α	10 ^α	10 ^α
Shepherd's House ^α	Transitional Housing ^α	SA ^α	° ^α	0 ^α	30 ^α	30 ^α
St James II ^α	Grant Per Diem Veterans ^α	SMF ^α	° ^α	0 ^α	38 ^α	38 ^α
VOA of KY ^α	Family Housing ^α	HC ^α	° ^α	102 ^α	0 ^α	102 ^α
Lexington Rescue Mission ^α	Lexington Rescue Mission ^α	SMF ^α	° ^α	0 ^α	15 ^α	15 ^α
				168 ^α	448 ^α	616 ^α

Transitional Housing

Discharge Planning

Discharge Planning

Foster Care:

Aging out children are allowed to extend their time in foster settings if they are in an educational program. If they emancipate and need additional assistance there is Chafee money for housing subsidies, case management, etc. They can also get tuition waivers for any state school. HB 376, passed during the 2004 General Assembly, created homelessness prevention projects in both rural and urban locations. Institutional discharge planning is required for persons exiting from state-operated or supervised institutions involving corrections and foster care programs. Leading oversight entities are the Cabinet for Health and Family Services and the Justice Cabinet. Agencies must work with clients in state institutions 90 days prior to their release date to develop a comprehensive discharge plan addressing housing, employment and services.

Health Care:

The Secretary of the Cabinet for Health Services and Secretary for the Cabinet for Health and Family Services have issued staff directives since 2003 indicating that discharge from state facilities to homeless shelters is not an adequate discharge plan. Letters sent to all affected state employees, state hospitals and comprehensive care centers requested that a representative from the local regional Continuum of Care (COC) should be added to the discharge team and that appropriate cabinet staff participate in local COC planning. Regional discharge planning teams begin working at least 30 days prior to discharge to make a successful housing placement with mainstream housing providers. A one-hour training curriculum on the discharge planning needs of homeless clients, is provided to all state employees administering food stamps, Section 8, foster care, Medicaid, SSI, health department services, comprehensive care services, TANF and K-CHIP. Meanwhile, the state legislature funded mandatory training for all state jailers, covering the unique needs of the chronically homeless mentally ill prisoner. Periodic Homeless Collaborative Forums for staff from the state hospitals, comprehensive care centers and local homeless service agencies cover commitment, discharge, fair housing law and the mandate to improve housing placement at discharge.

Mental Health:

In April 2003 the governor signed into law HB376, the Homeless Prevention Pilot Project, which created two pilot discharge teams, one urban and one rural. The teams, made up of staff from agencies in the Cabinet for Health and Family Services and the Justice Cabinet, work with clients in state institutions 90 days prior to release date in order to develop a comprehensive discharge plan including housing, employment and services. In addition, Kentucky's Homeless Prevention Plan specifically addresses the issue of discharge from institutions to homeless shelters.

Corrections:

Classification and Treatment Officers (Social Workers) in each correctional facility are designated as pre-release coordinators to help plan for housing, employment and other needs for those released from incarceration. The KY State Department of Corrections has an extensive pre-release curriculum required for those serving out or who are up for parole.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lexington's Division of Grants and Special Programs operates a housing rehabilitation program using Community Development Block Grant funds and HOME Investment Partnerships Program funds to assist low-income homeowners in bringing their houses up to code. Before rehab it is the policy of the division's staff to conduct a risk analysis of lead based paint hazards for all houses built before 1978. In some situations, the division will assume lead in units built between 1960 and 1978. The division's rehabilitation program provides for either lead abatement or interim controls when lead-based paint will be affected during construction. When necessary, the division provides for the temporary relocation of the residents and their belongings during construction. The division requires that contractors working on houses that contain lead-based paint to have been to a renovator's class and to have EPA certification in Lead-Based Paint Work Practices.

The Code Enforcement Officers in the division also conduct lead based-paint screening on all units funded under Rapid Rehousing and Homelessness Prevention activity of the Emergency Solutions Grants Program. This is a requirement before household can be approved for a new unit or before payment can be made to keep a household in an existing unit. No federal funds are used to support rent in housing that contain lead-based paint hazards.

The Code Enforcement Officers in the division also conduct lead based-paint screening on all pre-1978 units that are proposed for purchase by first-time homebuyers using subsidies under the HOME Investment Partnerships Program.

While there are no remaining public housing units with lead-based paint hazards, Lexington-Fayette Urban County Government is considering the submission of a grant application to the U.S. Department of Housing and Urban Development under the Lead-Based Paint Hazard Control Program, in an effort to increase the number of lead-safe private market units available to low-income households.

How are the actions listed above related to the extent of lead poisoning and hazards?

A consultation with the Lexington-Fayette County Health Department's Communicable Disease Manager in May of 2014 indicated that the need exists for routine blood lead testing in children. During 2009, only 34 children in Fayette County had been tested. The estimated population of children under six in 2009 was 23,660, meaning that only .1% of children were tested. The Kentucky Public Health Data Resource Guide for 2013 provides for the following protocol:

Patients are tested starting at age 6 months if they are found to have a potential lead hazard risk. At-risk patients are defined per KRS 211.900 to mean all children seventy-two (72) months of age and younger and pregnant women who reside in dwellings or dwelling units which were constructed and painted prior to 1978, or reside in geographic area defined by the cabinet as high risk (Targeted Zip Codes), or possess one or more risk factors identified in a lead poisoning verbal risk assessment. Blood lead tests are administered at local health departments, private physicians' offices and hospitals throughout the state as part of the primary preventive screening efforts for lead poisoning. Secondary preventive efforts for elevated blood lead levels >5µg/dL including case management interventions work to decrease blood lead levels to <5µg/dL.

Blood lead samples are analyzed either by contracted laboratories or an in-house portable lead laboratory. All laboratories in Kentucky, including those using the in-house portable machine, which receive and analyze blood lead levels are required to report all blood lead results $>2.3\mu\text{g/dL}$ to the Cabinet as mandated by KRS 211.902. The blood lead results should be reported electronically to the Cabinet for Health and Family Services (CHFS) within 7 days. Results should also be reported directly to the provider who sent the sample for analysis. Approximately 98% of all blood lead levels received by HHLPPP are electronic. The current surveillance system, as well as the new system (HHLPSS), are considered part of KY HHLPPP and are funded through the Maternal and Child Health (MCH) Division. Ongoing technical support is provided and funded through MCH.

How are the actions listed above integrated into housing policies and procedures?

The jurisdiction's housing policies and procedures require that before federal financial assistance can be provided in pre-1978 units, either a screening or risk assessment be conducted. This includes rental assistance under the Emergency Solutions Program, homebuyer programs, and rehabilitation. Units for rent or purchase that are found to have deteriorated paint will fail inspection and units will not be assisted.

In accordance with 24 CFR Part 35, Housing Rehabilitation Guidelines provide that if the house was built prior to 1978, then paint testing must be performed on deteriorated surfaces and on surfaces that will be disturbed during rehabilitation. If the painted surfaces are in poor condition, or if the rehabilitation staff suspects that lead based paint is present, or if the lead hazard screen indicates the presence of lead, a risk assessment must be done. If lead hazards are found in the risk assessment, interim controls must be used as the method for controlling the lead hazards. A copy of the risk assessment, or lead hazard screen, and the paint inspection is sent to the homeowner within 15 days of completion of the risk assessment and to the State of Kentucky within 30 days. The rehabilitation staff member develops a control plan for lead hazards and incorporates the control plans in the work write-up and develops a cost estimate for the controls. Rehab work that includes disturbances of lead-based paint is only done by EPA certified renovators.

For housing rehabilitation projects that require abatement in accordance with HUD 24 CFR 35, the rehabilitation staff contracts with a qualified lead-in paint consulting firm who will develop an abatement project design based on the risk assessment performed by the rehabilitation staff. Lead abatement work is done by certified lead abatement contractors.

The following are examples of rehabilitation situations involving lead based paint or lead contaminated dust when relocation may be required:

- Treatment will disturb lead-based paint or lead-contaminated dust.
- Treatment of the interior will not be completed within one period in eight daytime hours, the site will not be contained, and the work will create other safety, health, or environmental hazards.
- The building's interior is treated; the windows, doors, ventilation intakes, and other openings near the work site are not sealed during hazard reduction activities and not cleaned afterwards; and a lead-free entry is not provided.

- Treatment will not be completed within five calendar days; the work area is not sealed; at the end of each day, the area within 10 feet of the contamination area is not cleared of debris; at the end of each day, occupants do not have safe access to sleeping areas, bathrooms and kitchen facilities; and treatment creates other safety, health or environmental hazards.
- Occupants must be relocated to a suitable unit that is decent, safe and sanitary, and free of lead-based paint hazards during lead hazard reduction activities. Residents with young children in homes found to be unsafe will be referred to the health department for testing.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The goal of Lexington-Fayette Urban County Government's anti-poverty strategy is to reduce the number of households with income below the poverty line by linking the targeted population with basic education and job training programs, the provision of job placement services, and by reducing the barriers that keep this population from full participation in the economic mainstream. These barriers include insufficient child care, lack of access to transportation, housing that is in poor condition and/or unaffordable, rising utility and food costs, low levels of educational attainment, substance abuse, mental illness, and poor access to health care. The anti-poverty strategy includes the interaction and coordination among social service delivery agencies to provide services to this population.

Seven groups of persons have been identified as over-represented in the poverty ranks. They are High School Dropouts, Persons with Disabilities, Ex-Offenders, Female-Headed Households/Teen Mothers/Young Families, Homeless persons, Welfare-Dependant adults, and Limited English Proficiency persons. See attachments for these descriptions.

The predominant anti-poverty agency for Lexington-Fayette County is the **COMMUNITY ACTION COUNCIL FOR LEXINGTON-FAYETTE, BOURBON, HARRISON AND NICHOLAS COUNTIES (COUNCIL)**, chartered in 1965 as part of the War on Poverty. Through a combination of child development programs, family development programs, emergency services, transportation services, volunteer opportunities and community advocacy, the Council serves to eliminate poverty in the community. The Council believes in creating livable communities and provides services and programs for low-income persons and families. A description of these is attached.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The jurisdiction's Consolidated Plan proposes the development and operation of programs, services, and facilities that target all of the groups of people who have been identified by Community Action Council as over represented in the poverty ranks. The plan proposes expenditure of funds for production of affordable housing units for all low-income people, including extremely-low income people, all of whom may be defined as living below the poverty level. In addition, the Lexington-Fayette Urban County Government has enacted legislation committing a minimum of \$3,500,000 in general fund dollars annually over the next five years for production of affordable housing units and services and facilities for the homeless.

Groups of People over represented in the poverty ranks- Part 1

High school dropouts –A person's economic prospects are significantly reduced without, at a minimum, a high school diploma or GED certification. According to the U.S. Census Bureau's 2009-2013 American Community Survey 5-Year Estimates, high school graduates in Kentucky earn an average annual salary of \$25,981 compared to \$18,498 for those without a high school diploma. In Kentucky, the lost lifetime earnings for the number of high school dropouts in 2011 alone totaled more than \$2.1 billion (Alliance for Excellent Education, 2012). In addition, increases in health care costs, crime rates and public

assistance spending are correlated with increases in high school dropout rates (Alliance for Excellent Education, 2011).

In Kentucky, 15.4 percent of those ages 18 to 24 have less than a high school degree (American Community Survey, 2013). The reported high school dropout rate for Kentucky in 2013 was 1.7 percent (Kentucky Department of Education); in comparison, the national high school dropout rate was 6.6 percent in 2012 (National Center for Educational Statistics, 2013). Fayette County, Kentucky reportedly had a dropout rate of 2.2 percent in 2013 (Kentucky Department of Education). The reported dropout rate initially appears to be low.

The labor force participation rate for high school dropouts ages 16 to 19 is substantially lower than for those who graduated high school and were not enrolled in college. Nationally, 27.9 percent of high school dropouts were unemployed as compared to 25.8 percent of high school graduates (Bureau of Labor Statistics, 2013).

Black and Hispanic youth are more likely than non-Hispanic whites to drop out of high school (National Center for Education Statistics, 2013). Additionally, the status drop out rate for youth from low-income households was 12 percent, while those from upper middle class households was only 4 percent (National Center for Education Statistics, 2013.) Other factors that are predictive of dropping out of high school include poor academic performance, high absenteeism and having a disability (Laird et al., 2007).

Groups of People over represented in the poverty ranks-Part 2

Persons with disabilities – According to the 2013 American Community Survey, in Lexington-Fayette County, 9.6% (19,207) of the population between 18 and 64 years of age had a disability. Of this working age population, only 7,458 (38.8%) were reported as employed. Among this age group, 31.9% of individuals with a disability were reported as having income in the previous 12 months below poverty level, while among those without disabilities; only 17.69% were reported as having income in the previous 12 months below poverty level.

Ex-Offenders – It is difficult to get information on the ex-offenders residing in Fayette County. For those who are currently in correction institutions in Fayette County, it is also difficult to determine when those persons will be released and where they will reside upon release.

Female-Headed Households, Teen Mothers, and Young Families – According to the 2013 American Community Survey in Fayette County the poverty rate among female-headed households is 34.9%. Among female headed families with children under the age of 18, the poverty rate is 45.9%. The poverty rate in female-headed families with children under the age of five is 61.3%. This latter group of families includes many teenage mothers. The poverty rate among all families is 12.2 percent. From the 2013 American Community Survey, in the previous 12 months 305 females between the ages of 15 and 19 years of age gave birth. According to Kentucky KIDS COUNT, young families (parents under the age of 25) are particularly at-risk of living in poverty. Many of these young parents are products of foster care, involvement in the juvenile justice system, and lack a high school diploma. Based upon data from the 2013 Kentucky KIDS COUNT, the Fayette County child poverty rate is 23%. 2013 Kentucky KIDS COUNT also states: 6.6 percent of children in Fayette County do not have health insurance

Groups of People over represented in the poverty ranks-Part 3

Homeless persons – This is probably the most difficult group to identify as it is by far the most transient. The Central Kentucky Housing and Homeless Initiative conducted a count of homeless persons in January 2014. The total number of homeless persons counted was **1,453**. This included **566** in emergency shelter and **887** in transitional housing programs. In addition, the preliminary results from the January 2015 unsheltered count identified **37** individuals residing on the street. These results are preliminary and it will be important to compare this number with the shelter count as the K Count was scheduled on an evening in which Lexington experienced very cold weather.

Welfare-dependent adults – With the passage of federal welfare reform limiting the total number of years recipients may receive monthly TANF assistance, the economic system must accommodate a population of poverty-level welfare-dependent adults with children who must learn job skills, obtain full-time employment and become self-sufficient. According to the Administration of Children and Families, there were a total of 28,587 families that received assistance through the Kentucky Transitional Assistance Program (K-TAP) in fiscal year 2014. Kentucky established the K-TAP program utilizing Federal funds from the TANF block grant. This program provides financial and medical assistance for low-income families with children. As of 2013, 1,761 children received benefits through the K-TAP program in Fayette County.

Limited English Proficiency persons– The Lexington-Fayette County area has experienced a surge in the growth of its international population during the past 25 years. Most of these new residents have moved to the area in search of work, sanctuary, or education. Poor English language skills have made them unable to find jobs that pay a living wage and also puts them at a disadvantage in obtaining housing and social services. According to the 2011-2013 American Community Survey, 3.1% of all households have no one age 14 and over speaking English only or speaks English very well. Of the population five years of age and over, 15,142 persons speak English less than “very well.” The primary populations that do not speak English very well are persons who speak Spanish (8,833) and persons who speak Chinese (2,081).

Child Development Programs

Child development programs impact the mission and vision of Community Action Council through direct child development services, parent and community involvement, and advocacy on behalf of families and children. These programs include:

Head Start is a comprehensive child development program that involves parents, community leaders and agencies in providing the opportunity for children to be successful in school. Children are given the opportunity to develop social skills, improve health and physical abilities, enhance cognitive skills such as problem solving, concepts and critical thinking, language and literacy including pre-reading development and positive feelings of self-worth before entering elementary school. Community Action Council operates 12 Direct Managed child development centers in Fayette, Harrison, Madison and Scott counties, 3 Blended sites in Fayette County, 12 partnership sites with community child care centers in Fayette County, and 1 partnership site with Nicholas County Elementary School in Nicholas County. In addition, the Council provides an Early Head Start program in Bourbon County. Community Action Council now serves Head Start eligible children through Home Based programs in Fayette, Harrison and

Nicholas counties. Head Start, with the options of part day/part year and full day/full year programs, is free for eligible 3-5 year olds.

Early Head Start works with families that are expecting a child or have children under 3, with the target age being under 1 for maximum impact. The program provides intensive care for children through quality child development services in a center or home setting. In addition, family development specialists work with the families to assist them in achieving social and economic self-sufficiency.

Migrant Head Start is a coalition of Head Start providers across Kentucky. It is being established to address the child care needs of migrant families. Through the Network, children of migrant farm worker families can be enrolled in extended-day Migrant Head Start programs that offer a developmentally and culturally appropriate learning environment. The Network will also offer other support services to improve migrant family and child health, educational and developmental opportunities.

Child Care is also available to eligible families for full-day/full-year care, for an affordable fee at all of its child development centers. In many instances, subsidies are available to cover the fees.

Family Development Programs

Family development programs impact the mission and vision of Community Action Council through direct family development and self-sufficiency services, parent involvement, and advocacy on behalf of low-income families.

LEEP (Literacy, Education, Experience & Post-Secondary) offers a comprehensive support system to youth ages 18-21 who are eligible to receive their GED and who are from households with incomes below 100% of the Federal Poverty Guidelines. The program's goal is to assist participants in completing their secondary school requirements and subsequently, in securing employment and/or enrolling in a post-secondary school or program through case management, tutoring, mentoring and education and career counseling, as well as leadership development opportunities and paid and unpaid work experiences.

Project Independence assists homeless families in reconstructing their lives by working with the families to determine and address the causes of homelessness. Help is provided through transitional housing, case management, rental assistance, and meeting basic needs like food referrals and clothing. Additional services are available to families with three- and four-year old children.

Young One Eighty offers young persons ages 16-24 who are out of school and/or have criminal records the opportunity to engage in conversations that impact their daily lives with mentors and volunteers. Mentors provide guidance and positively influence youth's decisions and actions.

Employment and Child Care Opportunities (ECCO) offers parents of Head Start, Early Head Start or Migrant Head Start with the opportunity to receive their Child Development Credential (CDA) while their children are in child care. The child care fees that help support a full day are provided by funding from the Lexington-Fayette Urban County Government. The program provides community service/job skills training to support self-sufficiency.

Transportation

Transportation services impact the mission and vision of Community Action Council through direct transportation services to a wide range of low-income children and adults, and advocacy on behalf of low-income people for the leverage of more transportation resources.

Program Transportation - For many low-income people, access to transportation is a major barrier. To overcome this barrier, the Council provides transportation for participants of programs such as Head Start and Migrant Head Start. Seniors at Fayette County senior housing complexes may also ride on the Council vehicles to local shopping centers through a program funded by the Lexington-Fayette Urban County Government. Transportation is also provided for medical needs and prescription delivery.

Emergency Services

Emergency services impact the mission and vision of Community Action Council through direct emergency services to low-income families that act as a safety net and allow for the better use of other available income. Advocacy takes place on behalf of low-income families in order to leverage more resources available through private and public entities. Programs and funding vary and additional forms of assistance may be available at any time. The Council strives to meet all needs presented to its staff members.

God's Pantry Collaboration The Council renovated one of its neighborhood centers to accommodate a much needed pantry for residents in the highest food referral area of Lexington.

Summer Cooling – Each summer, air conditioners are loaned to people whose health is threatened by the high heat and humidity as verified by their doctors. The program was established and operates through local donations.

Low-Income Home Energy Assistance Program (LIHEAP) – A federally funded program, LIHEAP offers energy assistance to low-income individuals and families through two components: subsidy and crisis. Subsidy provides a one-time payment for heating costs. The crisis component serves clients who have received shut-off notices and will be without heat within 4 days. Payment amounts for both components are determined by family size, income and type of heat used in the home, and are made directly to vendors.

WinterCare – A statewide privately-supported energy assistance fund, WinterCare is a partnership between utilities and community action agencies that helps low-income, disabled and elderly persons with their utility costs. Donations to this fund assist those who are ineligible for federal assistance, but still fall below the poverty line. Community Action Council provides staff administrative support for the statewide fund.

Energy Assistance Programs – A project with Columbia Gas of Kentucky, the Energy Assistance Program (EAP) assists low-income households in managing their gas expenses. Delta EAP provides similar assistance to through the Council to its customers. The Kentucky Utilities Home Energy Program (HEA) provides electric utility assistance in both winter and summer months.

Help to Others **H2O** - ensures that low-income households have access to water by providing assistance with water payments in emergency situations. The H2O Fund is available to all eligible Kentucky-American Water Company customers in 10 counties (Fayette, Bourbon, Harrison, Gallatin, Grant, Owen,

Jessamine, Scott, Woodford, and Clark). The Fund was initiated by Kentucky-American Water Company and Community Action Council, but is supported through private donations that KAWC matches.

Housing

Weatherization Assistance Program (WAP) helps to improve insulation and repairs heating systems to reduce energy bills for single family homes, mobile homes and apartments in Fayette, Bourbon, Harrison & Nicholas counties. Incomes up to 200% of the poverty are eligible for WAP. WAP serves approximately 150 households annually. Partnerships with Kentucky Housing Corporation (KHC) and LFUCG under the ***Clean Energy Corps*** and the ***Nonprofit Housing Production and Repair Program*** expand the impact of WAP services. Additional partnerships with Kentucky Utilities expand the reach of WAP under the ***WeCare Weatherization Program*** and ***WinterBlitz*** programs.

Two collaborations between LFUCG and Community Action provide the ***Weatherization Enhancement Program*** and the ***Heat System Repair Program*** which repair or replace faulty heat system equipment for households up to 200% of poverty incomes in Fayette County. Another partnership with Columbia Gas of Kentucky provides the similar ***High-efficiency Furnace Replacement Program***.

Other Programming

Volunteer Programs

The ***Retired and Senior Volunteer Program (RSVP)***. RSVP helps people age 55 and older put their skills and life experience to work for organizations that meet critical community needs. RSVP volunteers can be found addressing community needs that focus on health and nutrition, human service needs, education, environmental concerns, and community and economic development or anywhere else that people need help.

Begun in 1999, the ***Foster Grandparents Program*** brings seniors and children together so that each may enrich the lives of the other. More than 45 low-income seniors, over age 60 work with children with special or exceptional needs at various sites, including the Council's Child development Centers. The program focuses on improving cognitive, language, social and development needs building a strong foundation for literacy, while also offering the emotional support essential to children. Foster Grandparents are paid a modest stipend for their service.

Community Outreach and Network of Services

Community Action Council is an important resource for low-income families and individuals. In many cases, the Council's role is to link those needing help to services provided by other organizations in the community. The Council also provides outreach and assistance to neighborhoods and other community organizations to build collaborations and promote the Council's mission to prevent, reduce and eliminate poverty.

Advocacy and Community Leadership

Community Action Council staff actively participate in the community to advance the organization's mission to prevent, reduce and eliminate poverty. This is accomplished in many ways such as participation on community boards and committees, public awareness and/or educational activities of important issues related to the mission, as well as organizing an on-going educational community forum called The LexEndPoverty Forum.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

LFUCG will use the following standards and procedures to monitor activities funded with CDBG, HOME, and ESG, to ensure long-term compliance with program requirements, including standards for minority business outreach and the comprehensive planning requirements. Over the 5-year period, LFUCG will require quarterly reporting on activities accomplished and characteristics of the program beneficiaries with CDBG and ESG funds. For HOME funding LFUCG requires this information on each housing unit supported with federal funds. Annual reporting is required from all programs on the racial/ethnic/gender make-up of the workforce of all subgrantees/subrecipients.

The requirement that divisions/subrecipients serving the homeless population be compliant with HMIS has added a new dimension to monitoring. The jurisdiction now requires the subrecipient to forward completed monthly HMIS reports for review for compliance before payment is made. The division also reviews the HMIS report before any payments are made under the Rapid Rehousing/Homelessness Prevention program.

Activities are monitored primarily by two methods: program review and financial audit. Both methods have been previously used by LFUCG in monitoring of projects. The monitoring review involves the use of a checklist by a Grants Manager on an annual monitoring visit to grantees. Grantees who are exhibiting poor performance will be visited at least a second time. During the 5-year period, LFUCG will use a risk analysis of grantees to streamline the monitoring process so that more time can be concentrated on poor performers with abbreviated monitoring for subgrantees/subrecipients who have a history of compliance. Monitoring visits will include: Is the sugrantee/subrecipient operating the program for which it was funded? Timeliness of project, Does the project generate program income and is program income properly documented and reported to the LFUCG? If the program has beneficiaries, are individual client files maintained, is income verified, how many clients have been served?

Internal controls will be monitored for the following: accounting system, procurement process, inventory controls, check approval process, check signature process, payroll process, timesheets, tax returns, workman's compensation, equal employment opportunity, open positions advertised, fair housing posters displayed, minority business outreach.

Annual audits will be monitored for findings and concerns and submission timeliness to the Federal Audit Clearinghouse.

Grantees will be notified in writing of the results of the monitoring visits and given an opportunity to submit corrective action plans.

In addition to monitoring visits and reviews of financial audits, housing projects will be reviewed annually for compliance with regulations on tenant income and rent restrictions for the period of affordability in the case of HOME or for the mortgage period in the case of CDBG. Rental projects

supported with federal funds will be inspected by a government representative as required by regulations to ensure compliance with local housing codes.

The LFUCG has an Affirmative Action Plan that requires that all bidders, contractors, or subcontractors must fully comply with the terms and conditions of this plan, including the goals for minority/female businesses utilization. A minimum goal of 10.0% is applicable for the life of a project.

The government also performs minority business outreach through the Minority and Women Business Enterprise (MBE/WBE) vendors list.

Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In addition to HOME, CDBG, and ESG funds allocated from the U.S. Department of Housing and Urban Development, the jurisdiction allocates general fund dollars in the amount of \$197,630 as grant match for HOME to be used for housing rehab, homeownership, and rental housing development, and grant match in the amount of \$50,000 for rapid rehousing/homelessness prevention (ESG) and \$10,000 for administration (\$10,000).

The Jurisdiction also is providing general dollars annually to the Housing Trust Fund in the amount of \$2,000,000 and to the Office of Homelessness Prevention and Intervention in the amount of \$750,000. An additional allocation of general fund dollars in the amount of \$757,500 will be used for emergency shelter operations. LFUCG sewer user funds in the amount of \$600,000 will be allocated to the replacement of sanitary sewers along with CDBG-funded public improvements.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,047,931	150,000	0	2,197,931	8,791,724	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	922,788	150,000	0	1,072,788	4,291,152	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	182,217	0	0	182,217	728,868	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Housing Multifamily rental new construction Multifamily rental rehab Services	2,750,000	0	0	2,750,000	11,000,000	Lexington Fayette Urban County Government General Fund
Other	public - local	Admin and Planning Financial Assistance Homebuyer assistance Rental Assistance	257,630	0	0	257,630	1,030,520	Lexington-Fayette Urban County Government uses general fund dollars to match the HOME program and to provide match for administration and rapid rehousing in the ESG program
Other	public - local	Overnight shelter	757,500	0	0	757,500	3,030,000	Lexington-Fayette Urban County Government General Fund
Other	public - local	Public Improvements	600,000	0	0	600,000	1,128,500	Sewer User funds collected for purpose of operating sanitary sewer system and for rehabilitating deteriorating sanitary sewers

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Lexington-Fayette Urban County Government will provide from its 2016 General Fund grant match in the amount of \$197,630 for the required HOME Investment Partnership Match.

The Lexington-Fayette Urban County Government will provide from its 2016 General Fund grant match in the amount of \$60,000 as partial match for the Emergency Solutions Grants Program. Other match for the Emergency Solutions Grants Program in the amount of \$122,217 will be provided as in-kind match from the Community Partners who are providing services using these federal funds.

The Lexington-Fayette Urban County Government, by Ordinance No. 103-2014 on September 11, 2014, has designated annual funding in the amount of \$2,000,000 for the “Affordable Housing Fund,” and annual funding in the amount of at least \$750,000 for the “Innovative and Sustainable Solutions to Homelessness Fund” commencing with the Fiscal Year 2016.

LFUCG annually allocates operating funds (General Fund) to community partner agencies with general fund dollars. With the creation of the Office of Homelessness Prevention and Intervention, an estimated annual allocation in the amount of \$757,500 will be expended for emergency shelters in the community in Fiscal Year 2016.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The only publicly owned property that is anticipated to be used to address the needs identified in the plan are community centers and park land for use as public facilities.

Discussion

Expected anticipated resources for the remaining four years of the planning period are based upon allocations provided in Year 1.

Lexington and its affordable housing developers and partner agencies will continue to pursue funding from the Kentucky Affordable Housing Trust Fund, National Affordable Housing Trust Fund, Low-Income Housing Tax Credits, HUD's SHOP program, HUD's 811 and 202 programs, VASH program, and other state and federal resources as are available to fulfill identified needs of the community.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$331,511 HOME: \$170,148	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Handicap Accessibility for Homeowners	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$30,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit
3	Weatherization Enhancements in Homeownership Units	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$20,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Homeownership	2015	2019	Affordable Housing		Affordable Housing	HOME: \$310,000	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Development of Rental Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$550,000	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Tenant Based Rental Assistance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	HOME: \$108,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
7	Public Improvements	2015	2019	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$830,000 LFUCG Sewer User Funds: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Emergency Repair for Homeowners	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$50,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit
9	Public Facilities-- Cardinal Valley Neighborhood	2015	2017	Planning		Public Facilities	CDBG: \$150,000	Other: 1 Other
10	Public Services-Youth Programs	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$83,420	Public service activities other than Low/Moderate Income Housing Benefit: 506 Persons Assisted
11	Public Services-- Homeless Populations	2015	2019	Homeless		Public Services	CDBG: \$78,000 ESG: \$97,260 Local Emergency Shelter: \$757,500	Public service activities other than Low/Moderate Income Housing Benefit: 19 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2248 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Rapid Rehousing	2015	2019	Homeless		Rapid Rehousing	ESG: \$40,000 Grant Match: \$40,000	Tenant-based rental assistance / Rapid Rehousing: 48 Households Assisted
13	Homelessness Prevention	2015	2019	At-risk of homelessness		Homelessness Prevention	ESG: \$34,957 Grant Match: \$10,000	Homelessness Prevention: 84 Persons Assisted
14	Fair Housing	2015	2019	Administration		Public Services	CDBG: \$50,000	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	HOME and CDBG funds will be used to continue the Single Family Housing Rehabilitation Program that provides either deferred loans or low-interest loans to low-income owner occupants for purposes of bringing their houses up to code. It is expected that approximately 25 units will be rehabilitated during the 2015 program year and that 20 of these units will be occupied by households whose incomes are below 50% of median income and 5 units will be occupied by households whose incomes are from 50% to 80% of median income.
2	Goal Name	Handicap Accessibility for Homeowners
	Goal Description	Using CDBG funds, the Realtors Community Housing Foundation will continue providing low-income elderly and disabled homeowners with exterior accessibility modifications to include ramps and lifts. It is anticipated that 15 households will be assisted.
3	Goal Name	Weatherization Enhancements in Homeownership Units
	Goal Description	Using CDBG funds and other sources of private and federal funds for weatherization, Community Action Council will install high efficiency heat sources in houses owned/occupied by low-income households. Approximately 8 households will be assisted.

4	Goal Name	Homeownership
	Goal Description	<p>HOME funds will be used to support first-time homebuyer program that is operated by R.E.A.C.H., Inc. Approximately 10 low-income households will become homeowners with assistance from this program.</p> <p>HOME funds will be used to support homeownership program as operated by Lexington Habitat for Humanity. This organization constructs/rehabs new units. A minimum of 3 households with incomes below 60% of area median income will become homeowners.</p>
5	Goal Name	Development of Rental Housing
	Goal Description	<p>HOME funds will be used to support the rehabilitation of 180 existing rental units at Parkway Plaza. This project will also be supported with private financing and equity from Low-Income Housing Tax Credits.</p> <p>The Fayette County Local Development Corporation, recognized as a Community Housing Development Organization, will use HOME funds for the new construction of a minimum of two new rental units for low income households.</p>
6	Goal Name	Tenant Based Rental Assistance
	Goal Description	<p>HOME funds will be used to support operation of two Tenant-Based Rental Assistance Programs by nonprofit organizations. These organizations are Bluegrass.org (Bluegrass Regional Mental Health-Mental Retardation Board, Inc.) and AIDS Volunteers, Inc. They will provide rental assistance for approximately 20 very low-income households who have severe mental illnesses or living with HIV/AIDS.</p>
7	Goal Name	Public Improvements
	Goal Description	<p>Public Improvements</p> <p>With CDBG funds, the LFUCG will continue its public improvements in the Meadows/Northland/Arlington neighborhood with the replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements, and sanitary sewer improvements on Bryan Avenue from Park View Avenue to Meadow Park, including a portion of the 1000 block, the 1100, 1200 and 1300 blocks and a portion of the 1400 block of Bryan Avenue.</p>

8	Goal Name	Emergency Repair for Homeowners
	Goal Description	CDBG funds will be used to implement an emergency repair program for low income homeowners. It is anticipated that at least 14 homeowners will benefit from this program
9	Goal Name	Public Facilities--Cardinal Valley Neighborhood
	Goal Description	LFUCG will use CDBG funds in the amount of \$150,000 for support of a feasibility study/plan for a Versailles Road site for future use as a public facility to include a site for a new branch library and other community services.
10	Goal Name	Public Services-Youth Programs
	Goal Description	The LFUCG will use approximately 6.2% of its CDBG revenue for the support of public services in the community. Of the \$136,420 allocated for services, \$58,420 will be used to support services for low-income youth. These services will be Police Activities League, Arbor Youth Services, Center for Family & Community Services at Charles Young Center, and the Living Arts and Science Center.
11	Goal Name	Public Services--Homeless Populations
	Goal Description	The LFUCG will use approximately 6.2% of its CDBG revenue for the support of public services in the community. Of the \$136,420 allocated for services, \$78,000 will support services for persons who are homeless with severe mental illnesses. Organizations operating these programs are Bluegrass.org, which operates a safe haven for unsheltered homeless persons, and New Beginnings Bluegrass which operates a transitional housing program for homeless persons and persons at-risk of homelessness. ESG funds in the amount of \$97,260 will be used to support emergency shelter operations at Hope Center and GreenHouse17. Local General Fund dollars in the amount of \$757,500 will be used to support emergency shelter operations at Arbor Youth Services, GreenHouse17, Hope Center, and Salvation Army.
12	Goal Name	Rapid Rehousing
	Goal Description	Lexington-Fayette Urban County Government Division of Adult and Tenant Services will be funded in the amount of \$40,000 in ESG funds for the purpose of operating a rapid rehousing program assisting an estimated 48 families to become permanently housed.

13	Goal Name	Homelessness Prevention
	Goal Description	<p>Lexington-Fayette Urban County Government Division of Adult and Tenant Services will be funded in the amount of \$10,000 in ESG funds for the purpose of operating a homelessness prevention program assisting an estimated 12 families to retain permanent housed.</p> <p>Arbors Youth Services, Inc., will be funded in the amount of \$11,457 in ESG funds to support the costs of a youth advocate to provide case management services to ten young households (aged 18-25) who are homeless or at-risk of homelessness. Arbors Youth Services, Inc., will be responsible for grant match from its own budget. This organization will work with LFUCG Division of Adult and Tenant Services.</p> <p>Catholic Charities of the Diocese of Lexington, Inc., will be allocated ESG funds in the amount of \$13,500 for purposes of providing financial assistance to prevent homelessness to six households who are at risk of homelessness. The organization will provide the match for this program.</p>
14	Goal Name	Fair Housing
	Goal Description	<p>Lexington currently funds the Human Rights Commission from the Community Development Block Grant Program in the amount of \$50,000. The Commission will continue fair housing education and outreach efforts to analyze and eliminate housing discrimination in the jurisdiction and to promote fair housing choice for all persons in the community.</p>

AP-35 Projects – 91.220(d)

Introduction

During the 2015 Program year, the jurisdiction will allocate Consolidated Plan funds to projects that improve existing housing for low-income residents through rehabilitation, energy efficiency improvements, lead-based paint hazard reduction, and handicap accessibility improvements, increase the supply of homeownership units through new construction and down payment assistance, and increase the supply of rental units for low-income households with new construction and rehabilitation. Funds will be allocated for services to households who are homeless or at-risk of homelessness and to activities that serve at-risk youth. The jurisdiction will continue its public improvements in the Meadows-Northland-Arlington area, improving the living environment of a low-income residential neighborhood, and support a planning project in a low-income predominantly Hispanic neighborhood. The jurisdiction will also continue to support the Lexington-Fayette Urban County Human Rights Commission in a effort to affirmatively further fair housing.

Projects

#	Project Name
1	Single Family Housing Rehabilitation Program
2	ESG15 LEXINGTON-FAYETTE
3	Housing Rehabilitation Operations
4	Fair Housing Education and Outreach
5	Housing Rehabilitation, Emergency Repair
6	Weatherization Enhancement Program
7	Youth Services
8	Meadows/Northland/Arlington
9	New Beginnings Transitional Housing
10	First-time Homebuyers Program--R.E.A.C.H.
11	Grantee Administration
12	HOME Administration--LFUCG
13	Realtor Community Housing Foundation Repair Program
14	Safe Haven
15	HOME Administration--CHDO
16	CHDO--Lexington-Fayette County Local Development Corporation
17	Lexington Habitat for Humanity Housing Construction Program
18	AIDS VOLUNTEERS, INC./TENANT BASED RENTAL ASSISTANCE
19	Development of Rental Housing Units for Low Income Household
20	Tenant Based Rental Assistance for Persons with Severe Mental Illnesses
21	Cardinal Valley Feasibility Study

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In assigning priorities for allocating federal funds, the Lexington-Fayette Urban County Government (LFUCG) places a high priority on housing, public improvements, park improvements, public facilities, and public services. In general, needs are given a high priority if the LFUCG believes that it will be able to provide funding for projects to address these needs during the next year, a medium priority is given to needs that may or may not be funded, and a low priority is assigned to those needs that have been identified but for which it is not anticipated there will be funding. In assigning priorities to housing needs, the LFUCG places the highest priorities on the development of rental housing for extremely low-income households ($\leq 30\%$ of area median income) and very low-income households (30.1% to 50% of median income), including housing for persons with special needs (persons with severe mental illnesses, persons with substance problems, persons with HIV/AIDS) and the development of homeownership opportunities for very low-income households and low-income households (30.1% to 80% of median income). A high priority is also placed upon the preservation or rehabilitation of existing housing owned and occupied by households whose incomes are $\leq 80\%$ of median income. Because homeless individuals and families are the neediest people in the community, the LFUCG places a high priority on the provision of services to this population for the purpose of enabling them to advance from homelessness to permanent housing. Services that provide low-income youth with life skills that will help them advance to successful lives of self-sufficiency are also assigned a high priority.

Obstacles to meeting underserved needs in the area of housing include: the high cost of housing units for homeownership, with most new construction, and even older existing housing units, being out of the reach of low-income households; the high cost of rental units; the high cost and scarcity of residential in-fill lots in older neighborhoods for development by nonprofit organizations, and the difficulty in sitting facilities for special needs populations in neighborhoods. Obstacles to serving the needs of the homeless population include the scarcity of state, federal, and local funds to support the services that are required to make many homeless persons with disabilities successful in permanent housing. During the following year, the LFUCG will continue its efforts to make homeownership available to low-income households through a homebuyer subsidy program implemented by R.E.A.C.H. This program serves the purpose of helping to make homeownership affordable to low-income households. During the following year, the LFUCG proposes to expend approximately 6% of its CDBG revenue for services, 57% of which will be spent providing supportive services to homeless persons with the remainder going to address the social service needs of low-income youth.

AP-38 Project Summary
Project Summary Information

1	Project Name	Single Family Housing Rehabilitation Program
	Target Area	Community-wide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$331,511 HOME: \$120,418 Grant Match: \$50,000
	Description	Federal funds will be used to provide low-interest loans to low-income homeowners and deferred loans to very low-income homeowners for purposes of bringing their homes into compliance with the housing code and to improve energy efficiency. LFUCG Division of Grants and Special Programs is responsible for operation of this program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	HOME and CDBG funds will be used to continue the Single Family Housing Rehabilitation Program that provides either deferred loans or low-interest loans to low-income owner occupants for purposes of bringing their houses up to code. It is expected that approximately 25 units will be rehabilitated during the 2015 program year and that 20 of these units will be occupied by households whose incomes are below 50% of median income and 5 units will be occupied by households whose incomes are from 50% to 80% of median income.
	Location Description	Not applicable
	Planned Activities	25 low-income owner occupants will be assisted with bringing their homes up to code, including energy efficiency improvements, lead-based paint abatement or hazard reduction, and accessibility enhancements.
2	Project Name	ESG15 LEXINGTON-FAYETTE
	Target Area	Community-wide
	Goals Supported	Public Services--Homeless Populations Rapid Rehousing Homelessness Prevention
	Needs Addressed	Rapid Rehousing Homelessness Prevention Emergency Shelter Operations
	Funding	ESG: \$182,217
	Description	2015 ESG ALLOCATION FUNDS HAVE BEEN ALLOCATED FOR OPERATION OF EMERGENCY SHELTERS. FUNDS HAVE ALSO BEEN ALLOCATED FOR OPERATION OF A RAPID REHOUSING PROGRAM AND A HOMELESS PREVENTION PROGRAM. ADMINISTRATION FUNDS HAVE ALSO BEEN ALLOCATED.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	<p>48 homeless households (144 persons) will be assisted under the rapid rehousing program. Households include individuals, couples, and families with children.</p> <p>18 households at-risk of homelessness (54 persons) will be assisted under the homelessness program. Households include individuals, couples, and families with children.</p> <p>Approximately 2000 single men will be provided emergency shelter by the Hope Center.</p> <p>Approximately 225 persons (adults and children) who are victims of domestic violence will be provided emergency shelter services by GreenHouse17.</p>
	Location Description	Rapid Rehousing/Homelessness prevention are countywide activities. Emergency shelters are located at 360 West Loudon Ave and 4400 Briar Hill Road.
	Planned Activities	<p>Operation of emergency shelters for single men, and for victims of domestic violence.</p> <p>Operation of homelessness prevention for households at risk of homelessness.</p> <p>Operation of rapid rehousing program for homeless households.</p>
3	Project Name	Housing Rehabilitation Operations
	Target Area	Community-wide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$360,000
	Description	Operation of the single family housing rehabilitation program. Support the personnel costs of the loan and relocation specialists and the rehabilitation specialists, legal fees, appraisal fees, and other operation supplies. The project is directly operated by the LFUCG's Division of Grants and Special Programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 households will be provided with assistance in bringing their houses up to code, improving energy efficiency, and reducing lead-based paint hazards. 14 households will be provided with emergency repair services.
	Location Description	This program will operate countywide.
	Planned Activities	Salaries and benefits for staff of the Division of Grants and Special Programs to include Code Enforcement Officers and Financial Officers, appraisals, legal services, loan servicing, training, and necessary supplies and equipment.
4	Project Name	Fair Housing Education and Outreach
	Target Area	Community-wide
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000

	Description	The project will assist the government in meeting its obligation as an entitlement community to affirmatively further housing. Project consists of retention of a full-time investigator for fair housing complaints. An agreement will be entered into with the Lexington-Fayette Urban County Human Rights Commission for operation of this project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	No beneficiaries. This is funded as an administrative activity.
	Location Description	342 Waller Avenue, Suite 1A
	Planned Activities	Fair housing activities to include technical assistance to public, nonprofit, and faith-based agencies and the private sector in regards to affirmatively furthering fair housing, conducting workshops, collaborations with other agencies to promote fair housing, conducting fact-finding discussions, maintaining fair housing marketing program, investigating and mediating fair housing complaints.
5	Project Name	Housing Rehabilitation, Emergency Repair
	Target Area	Community-wide
	Goals Supported	Emergency Repair for Homeowners
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Division of Grants and Special Programs will operate an emergency housing repair program for low-income homeowners to include electrical, plumbing, and HVAC repairs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	14 low-income homeowners will benefit. These will be primarily households with a person who is at least 62 years of age.
	Location Description	Not applicable.
	Planned Activities	Emergency repairs to include electrical, plumbing, and HVAC for low-income owner-occupants.
6	Project Name	Weatherization Enhancement Program
	Target Area	Community-wide
	Goals Supported	Weatherization Enhancements in Homeownership Units
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Installation of high efficiency heat sources in low-income owner-occupied households in which a primary heat source does not now exist. A subrecipient agreement will be entered into with Community Action Council for implementation of this service.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately eight low-income households will be assisted.
	Location Description	Not applicable.
	Planned Activities	8 low-income owner occupants will be assisted with installation of energy efficient furnaces/heat pumps.
7	Project Name	Youth Services
	Target Area	
	Goals Supported	Public Services-Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$83,420
	Description	Youth services activities for the 2015 program year include the Police Activities League, Arbor Youth Services, Living Arts and Science Center's Art Explorers, and the Center for Family and Community Services at Charles Young Center. All programs provide educational activities for low-income children and adolescents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Living Arts and Science Center in the amount of \$23,000 will serve 64 low income children at William Wells Brown Elementary School and 32 low-income middle school children at Lexington Traditional Magnet School. Center for Family and Community Services at Charles Young Community Center in the amount of \$10,220 will serve 100 low-income children. Arbor Youth Services in the amount of \$25,000 will serve 150 low-income children. Police Activities League will provide services to 160 low-income children.
Location Description	Arbor Youth Services is located at 536 West Third Street. Living Arts & Science Center will operate its programs at Williams Wells Brown Elementary School located at 555 East Fifth Street and at Lexington Traditional Magnet School at 350 North Limestone Street. Center for Family and Community Services will operate its program at Charles Young Community Center at 540 East Third Street. Police Activities League will operate programs at 951 Floyd Drive and at Charles Young Community Center at 540 East Third Street	

	Planned Activities	<p>Arbor Youth Services will conduct structured afterschool and summer programming to include leadership activities, financial literacy, service learning, HIV/AIDS and substance abuse education, health and nutrition activities, recreational activities, and help with homework.</p> <p>Living Arts & Science Center will conduct 8-week afterschool programs in the Fall and Spring at William Wells Brown Elementary School and Lexington Traditional Middle School using interactive and multi-disciplinary art as a means to improve students performance in language arts and math.</p> <p>Center for Family and Community Services will operate an afterschool literacy program to improve children’s reading abilities. Services will be offered four days per week for three hours each day. Activities will also include parent education.</p> <p>Police Activities League will provide sports and educational opportunities to low-income youth to include cheerleading, football, volleyball, tee-ball, basketball, boxing, and soccer, tutoring, computer classes, summer camping, field trips, community service projects, and neighborhood clean-ups.</p>
8	Project Name	Meadows/Northland/Arlington
	Target Area	
	Goals Supported	Public Improvements
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$830,000
	Description	Reconstruction of the street, curbs, gutters, and sidewalks in Northland Arlington Meadows area. The government's Division of Engineering is responsible for project construction. Plan Year 1 provides for the replacement of curbs, gutters and sidewalks, street reconstruction, and storm sewer improvements on Bryan Avenue from Park View to Meadow Park, including a portion of the 1000 block, the 1100 block, 1200, and 1300 blocks and a portion of the 1400 block of Bryan Avenue
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2000 persons will benefit from these public improvements.
	Location Description	This will take place in Census Tract #14. Project location is 1000-1400 Bryan Avenue.
	Planned Activities	Public improvements include storm water drainage improvements, installation of new sidewalks, curbs, gutters, and streets, and replacement of sanitary sewers.
9	Project Name	New Beginnings Transitional Housing
	Target Area	
	Goals Supported	Public Services--Homeless Populations
	Needs Addressed	Public Services

	Funding	CDBG: \$30,000
	Description	Funds will be used for the operation of a transitional housing program for persons with severe and persistent mental illness who are extremely low-income and are homeless or at risk of homelessness.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	New Beginning Bluegrass, Inc., in the amount of \$30,000 for provision of an outreach work to develop individualized housing plans to individuals with severe and persistent mental illnesses living in unsafe, unstable situations (some are homeless) to transition them to permanent housing. Project will also provide security deposits, start-up costs, utility deposits for 12 households.
	Location Description	Scattered sites.
	Planned Activities	An outreach worker will develop individualized housing plans with each program participant who is homeless or at-risk of homelessness. Support will be made through multiple contacts per week. Temporary emergency housing will be provided to individuals living in unsafe, unstable situations to transition them into permanent housing
10	Project Name	First-time Homebuyers Program--R.E.A.C.H.
	Target Area	Community-wide
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000 Grant Match: \$50,000
	Description	R.E.A.C.H. Inc., will provide subsidies for eligible first-time homebuyers purchasing new or existing single-family units. Subsidies will be in the form of downpayment assistance and/or assistance with closing costs. An agreement will be entered into with R.E.A.C.H. Inc., for program operation.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	HOME Investment Partnerships Program funds in the amount of \$250,000 will be used to support a first-time homebuyer program operated by Resources Education & Assistance for Community Housing (REACH, Inc.). Approximately 12 low-income households will be assisted.
	Location Description	Scattered sites.
	Planned Activities	Assistance in the form of mortgage subsidies and assistance with closing costs will be provided to households so that they can become first-time homebuyers.
11	Project Name	Grantee Administration
	Target Area	
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$240,000
	Description	Project will support the administrative costs of operating the CDBG program. These costs include administrative personnel, professional services, equipment, supplies, and other operating costs of the program.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	No beneficiaries. This is an administrative activity.
	Location Description	Not applicable.
	Planned Activities	Funds will be used to support the administrative costs of the CDBG program. Funds will be used to support personnel costs, training, supplies, and professional services.
12	Project Name	HOME Administration--LFUCG
	Target Area	
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$92,270
	Description	Support Administrative costs of the LFUCG in the operation of the HOME program. This includes salaries, professional services, loan servicing, office supplies, professional development, and other operating costs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	No beneficiaries. This is an administrative activity.
	Location Description	Not applicable.
	Planned Activities	Funds will be used to support administrative activities of the HOME program. Funds will be used for personnel costs, training, supplies, and professional services. Funds will also be used to support administrative costs for subrecipients who are operating the tenant-based rental assistance programs.
13	Project Name	Realtor Community Housing Foundation Repair Program
	Target Area	Community-wide
	Goals Supported	Handicap Accessibility for Homeowners
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000
	Description	Organization will provide exterior repairs and new roofing to housing units that are owned and occupied by LMI elderly persons; provide ramps and other accessibility renovations to houses of LMI persons with mobility impairments; provide emergency repairs for very low-income elderly homeowners. A subrecipient agreement will be entered into with Realtor Community Housing Foundation for operation of the program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The Realtors Community Housing Foundation will be awarded \$30,000 in Community Development Block Grant funds for the purpose of installing exterior ramps and lifts for elderly and disabled persons for purposes of accessibility. Approximately 15 households will be assisted.
	Location Description	scattered sites

	Planned Activities	Low-income households with mobility disabilities will be assisted with installation of ramps or lifts.
14	Project Name	Safe Haven
	Target Area	
	Goals Supported	Public Services--Homeless Populations
	Needs Addressed	Public Services
	Funding	CDBG: \$23,000
	Description	Provides immediate housing and support services to homeless persons with severe mental illness for purposes of stabilizing person and relocating him/her to other housing or rent support. A subrecipient agreement will be entered into with Bluegrass Regional Mental Health-Mental Retardation Board, Inc. for operation of the program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Bluegrass.org (Bluegrass Regional Mental Health-Mental Retardation Board, Inc.) in the amount of \$23,000 to continue support of a Safe Haven for persons with severe mental illness who become homeless or whose health is deteriorating in existing shelters. Two apartments are leased to provide housing until permanent housing can be found. Project serves approximately seven clients per year and provides integrated case management, housing, and clinical services in a community-based setting.
	Location Description	270 Garden Springs Drive, Apt 128 2148 Larkspur Drive, Apt. 2-B
	Planned Activities	Bluegrass.org provides integrated case management, housing, and clinical services in an integrated community setting. Two apartments are leased to provide safe haven to homeless or at-risk persons with severe mental illnesses until they can be moved to permanent housing. Once in permanent housing, case management and support continue to ensure success.
15	Project Name	HOME Administration--CHDO
	Target Area	
	Goals Supported	Development of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$40,000
	Description	Administrative costs of the jurisdiction's CHDO--Lexington-Fayette County Local Development Corporation.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	No beneficiaries
	Location Description	Units are scattered sites.
	Planned Activities	Funds will be used to support the operating costs of the CHDO.
16	Project Name	CHDO--Lexington-Fayette County Local Development Corporation
	Target Area	
	Goals Supported	Development of Rental Housing
	Needs Addressed	Affordable Housing

	Funding	HOME: \$140,000
	Description	As the designated CHDO, the Lexington-Fayette County Local Development Corporation will acquire properties, rehabilitate units or conduct new construction for use as rental properties for low-income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	HOME Investment Partnerships Program funds in the amount of \$140,000 will be allocated to the Fayette County Local Development Corporation (CHDO) for the development (new construction) of a minimum of two units for rent to low-income households. Total cost of this development is estimated at \$300,000. In addition to HOME funds, local financial institutions will provide other necessary funding.
	Location Description	Locations have not been determined.
	Planned Activities	Funds will be used to support the construction costs of a minimum of two rental housing units in the downtown area.
17	Project Name	Lexington Habitat for Humanity Housing Construction Program
	Target Area	Community-wide
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,000
	Description	Lexington Habitat for Humanity will receive HOME funds for use as developer subsidies to support the new construction or rehabilitation of 22 single-family houses for households who are at or below 60% of area median income. Funds will be used to support the coordination costs of constructing the units.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	HOME funds in the amount of \$60,000 will be used to support homeownership program as operated by Lexington Habitat for Humanity.
	Location Description	Locations have not been determined.
Planned Activities	A minimum of three units will be constructed for homeownership by households who are at or below 60% of the area median income.	
18	Project Name	AIDS VOLUNTEERS, INC./TENANT BASED RENTAL ASSISTANCE
	Target Area	Community-wide
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$48,000
	Description	PROJECT WILL PROVIDE 10 VERY LOW-INCOME PERSONS WITH HIV/AIDS WITH TENANT BASED RENTAL ASSISTANCE FOR THE PURPOSE OF PROVIDING DISABLED PERSONS (MAY BE HOMELESS) WITH AFFORDABLE HOUSING IN STANDARD CONDITION.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	AIDS Volunteers, Inc., in the amount of \$48,000 for support of ten households living with HIV/AIDS for a 24-month period
	Location Description	Units are scattered site. Locations are not known.
	Planned Activities	Very low-income persons who are homeless or at-risk of homelessness with HIV/AIDS will be provided with tenant-based rental assistance.
19	Project Name	Development of Rental Housing Units for Low Income Household
	Target Area	
	Goals Supported	Development of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$360,000 Grant Match: \$50,000
	Description	HOME funds will be used as gap financing in the rehabilitation of rental housing for low-income households. Funds will be used the rehabilitation of 4 HOME-assisted units in a complex of 180 units.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	With HOME Investment Partnerships Program funds, gap financing in the amount of \$410,000 for rehabilitation of 180 rental units for low-income households at Parkway Plaza. Other funds in the project will come from Kentucky Affordable Housing Trust Fund, Lexington Affordable Housing Trust Fund, FHA 221(d)(4), and 4% tax exempt bonds. Total development cost for these units is \$11,890.107. Only four units will be HOME-assisted.
	Location Description	431 Rogers Road
	Planned Activities	The developer will rehabilitate 180 units. Four units will be assisted with HOME funds and will provide rental housing to households that are at or below 60% of area median income.
20	Project Name	Tenant Based Rental Assistance for Persons with Severe Mental Illnesses
	Target Area	
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,000
	Description	Project will continue the operation of a tenant-based rental assistance program for extremely low-income persons who are homeless or near homeless with severe and chronic mental illnesses. The organization that operates this program is the Bluegrass Mental Health-Mental Retardation Board, Inc., the community mental health agency serving Fayette County.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Bluegrass.org (Bluegrass Regional Mental Health-Mental Retardation Board, Inc.) in the amount of \$60,000 for support of ten units for persons with severe mental illnesses for a 24-month period.
	Location Description	Units are scattered site. Locations are unknown.

	Planned Activities	Very low-income Persons who are homeless or at-risk of homelessness with severe and persistent mental illnesses will be provided with tenant-based rental assistance.
21	Project Name	Cardinal Valley Feasibility Study
	Target Area	
	Goals Supported	Public Facilities--Cardinal Valley Neighborhood
	Needs Addressed	Public Facilities
	Funding	CDBG: \$150,000
	Description	Feasibility study for Cardinal Valley commercial area for re-use as a neighborhood public facility project
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	No beneficiaries, this is a planning activity.
	Location Description	1812-1920 Versailles Road.
	Planned Activities	This action plan proposes the use of CDBG funds to launch a feasibility study for a an eight acre commercial site for the purpose of creating a public service area that would uniquely serve the residents of this area. The feasibility study will determine the cost of acquiring land, clearing existing buildings, and environmental remediation and the relationship to the adjacent floodplain. It will address possible methods of financing the construction, maintenance, and operations, as well as ownership options of the land to ensure the long-term viability of the project as a community asset for both the partner agencies and LFUCG. An estimate of cost to relocate the existing businesses, in compliance with federal regulations will be provided as will a full inventory of social services currently in the area to better determine the needs that can be addressed through programs provided by potential partner agencies. The study will include a design for the entire property including all proposed buildings, parking facilities, and green space improvements.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Lexington-Fayette Urban County Government (LFUCG), during the next year, will direct funding from the Community Development Block Grant (CDBG) program into census tract #14 for public improvements (street reconstruction, curbs, gutters, sidewalks, storm sewer and sanitary sewer improvements) on Bryan Avenue from Park View Avenue to Meadow Park, including a portion of the 1000 block, the 1100, 1200 and 1300 blocks and a portion of the 1400 block of Bryan Avenue. 80.95% of the households are low- and moderate-income, and African-Americans make up 18% of the population and persons of Hispanic Origin make up 9.6% of the population.

Funds will be allocated to a feasibility/plan for project located in Census Tract 20.01 with a low-income population (<80% of AMI) of 70.54% and a Hispanic population of 42.8%. The feasibility study will determine the cost of acquiring land, clearing existing buildings, and environmental remediation and the relationship to the adjacent floodplain. It will address possible methods of financing the construction, maintenance, and operations, as well as ownership options of the land to ensure the long-term viability of the project as a community asset for both the partner agencies and LFUCG.

Assistance for housing rehabilitation is based upon household eligibility and may be located anywhere in the urban county area. The first-time homebuyer program supports development of single family housing by the Lexington Community Land Trust and Lexington Habitat for Humanity. Area owned by the Community Land Trust for construction of housing is located in Census Tract #9 which has a low- and moderate-income population of 89.9%. Census Tract #9 is 12.29% African-American, 6.44% Asian and 3.24% Hispanic. Lexington Habitat for Humanity constructs housing as buildable lots are available throughout the community; however, the organization has recently acquired approximately 50 lots in a subdivision in Census Tract 37.04 which is not a low-income census tract. The African-American Population makes up 20.17% of the population and Hispanics make up 3.70% of the population. The production of new rental housing is encouraged in non low-income census tracts.

Funds for services are not based upon geographic locations, but based upon income eligibility of population being served.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public improvements in the Northland-Meadows-Arlington area are part of a planned twenty-year strategy to improve the infrastructure and drainage problems in this large low-income neighborhood. The lead agency in recommending allocations for investments in public improvements is the LFUCG Division of Engineering.

Public investment in housing rehabilitation, housing production, and homeownership are encouraged throughout the jurisdiction in an effort to provide low-income households with maximum choice in housing location. The Lexington Community Land Trust will construct new single family units for homeownership in Census Tract 9. The Community Land Trust is a result of a partnership among Lexington-Fayette Urban County Government, the U.S. Department of Housing and Urban Development, and the Kentucky Transportation Cabinet in the construction of the Newtown Pike Extension Project. An Environmental Justice finding on this project resulted in creation of a land trust as a mitigation effort to ensure that low-income residents were not unduly burdened. Lexington Habitat for Humanity traditionally built housing in low-income areas as a cost-saving effort; however the organization has recently purchased lots in Brookfield Chase, a new subdivision in a non low-income census tract; however, the location of each unit is ultimately that of the homebuyer. REACH, Inc., provides down payment assistance to first-time homebuyers of existing housing throughout the community. LFUCG's Division of Grants and Special Programs operates a single family housing rehabilitation program and an emergency repair program for eligible households throughout the community.

A new planning project has been selected for Census Tract 20.01. This project will assess the viability of creating a public service area for a library, day care, and other public services. The area was selected as a result of a small area plan that found an unmet need for public services by a largely underserved low-income Hispanic population.

Discussion

Other geographic areas that need improved public infrastructure and public facilities will be considered for funding in the future.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the project year, the following affordable housing units will be assisted:

- Lexington’s single family housing rehabilitation program for low-income owners—25 units
- Lexington’s emergency repair program—14 units
- Realtor’s Community Housing Foundation RAMP program –accessibility improvements – 15 units
- Community Action Council’s weatherization program—energy efficiency improvements—8 units
- Parkway Plaza rehabilitation of 180 rental units—only four will be HOME-assisted
- Habitat for Humanity will construct three new homeownership units
- Fayette County Local Development Corporation will construct two new rental units

Bluegrass.org and AIDS Volunteers, Inc. will operate 20 tenant-based rental units. It is estimated that ten of these units will be occupied by ten persons who are non-homeless special needs and ten will be homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	71
Special-Needs	10
Total	91

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	5
Rehab of Existing Units	66
Acquisition of Existing Units	0
Total	91

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

Using previous year's HOME funding, the jurisdiction will support the development of 24 affordable rental housing units to be developed by a partnership of The Housing Partnership and The Kentucky Coalition Against Domestic Violence. These units will be for survivors of domestic violence.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Lexington Housing Authority's needs during the coming year are the completion of the rehabilitation of 206 units at Centre Meadows and the need for funding for rehabilitation of Appian Hills project. LHA is also focusing on the acquisition and development of smaller sites, typically only a half-dozen units or less. To the extent that funds are available, the jurisdiction will assist LHA with acquiring and developing these properties.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

One of the most promising and exciting initiatives included in LHA's goals for the Moving To Work (MTW) program is the Self-Sufficiency Through Resident Involvement Vision & Education (STRIVE) Program. STRIVE was debuted to LHA residents living at the 6th Street HOPE VI sites during the summer of 2014. The initiative rewards positive behavior among LHA households. LHA anticipates continuing this program.

HOME funds allocated to REACH, Inc., will continue to be used to assist LHA's Housing Choice Voucher holders with the opportunity to become homeowners. The HCV Homeownership Program requires potential homebuyers to be both income and mortgage eligible by a mortgage lender. HOME funds are used to subsidize the principal, making the unit affordable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Lexington Fayette Urban County Housing Authority is not designated as "troubled" by HUD. The Lexington Fayette Urban County Housing Authority has been deemed a high performer since entering the MTW demonstration in 2011.

Discussion

The Lexington-Fayette Urban County Housing Authority is a Moving to Work Agency which allows the Housing Authority the flexibility to grant housing choice vouchers to Special Partners in the Community. Many of these programs assist persons who are homeless or at risk of homelessness. Included are 65 vouchers for persons with mental illnesses, 185 vouchers for persons in recovery from chemical dependency, 80 vouchers for persons residing in the One-Parent Scholar program, 25 vouchers for homeless families, and 25 vouchers for victims of domestic violence. Other organizations have 53 vouchers.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

LFUCG's one-year goal for reducing and ending homelessness is to provide funding to organizations that prevent/re-house homeless persons and that operate emergency shelters that have a plan for moving people from homelessness to permanent housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Hope Center, Inc. operates an aggressive street outreach program, the HopeMobile, in an effort to engage homeless persons who do not present to a shelter. This program includes food, clothing, healthcare, and referrals for shelter, counseling and job training. This program is partially funded through LFUCG's Department of Social Services Extended Social Service Grant Program.

During fiscal year 2015, Lexington's Office of Homelessness Prevention and Intervention awarded a three-year contract to the National Alliance for the Mentally Ill for operation of a Mental Health court designed as a diversion program for nonviolent offenders providing them with intensive case management. Local general fund dollars in the amount of \$300,000 are being awarded for this program. The Office of Homelessness Prevention and Intervention also awarded a three-year contract to Hope Center, Inc., for operation of a pilot Housing First Project to serve 20 homeless participants, primarily those with mental illness, substance abuse, co-occurring disorders, and/or physical problems. Both of these projects are being implemented in Fiscal Year 2015 and will be for a period of three years.

Addressing the emergency shelter and transitional housing needs of homeless persons

Hope Center, Inc., will be funded in the amount of \$65,260 from the ESG Program for the purpose of supporting basic operations of the emergency program for homeless men. This is the community's primary shelter for homeless men. This shelter provides three meals per day, overnight lodging, and shower and laundry facilities. As clients sign in, they are assessed in the intake office and referred to programs designed to address client needs and assist clients in regaining independence. Hope Center programs include long-term recovery, mental health care, employment, transitional housing, social services, detox unit, and a Hispanic program. Approximately 2000 homeless men are served each year. The performance standard is to provide basic emergency shelter services and transitional housing for persons who are homeless, and through case management and referral, assist them into advancing to permanent housing.

GreenHouse17 (formerly Bluegrass Domestic Violence Program) will be funded in the amount of \$32,000 from the ESG Program for the purpose of operating an emergency shelter for the victims of domestic violence. This program's emergency shelter services are especially designed to reduce the duration and damage of homelessness by helping individuals and families victimized by domestic violence transition from the acute trauma of abuse to stability and eventual self-sufficiency. Approximately 225 adults and children are served annually. The performance standard is to provide

basic emergency shelter services and transitional housing for persons who are homeless, and through case management and referral assist them into advancing to permanent housing

The Mayor's 2016 proposed budget also includes funding for four emergency shelters. These are Arbor Youth Services in the amount of \$150,000, GreenHouse17 in the amount of \$120,000, Hope Center in the amount of \$260,000, and Salvation Army in the amount of \$227,500.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Lexington-Fayette Urban County Government **Division of Adult and Tenant Services** will be funded in the amount of \$40,000 in ESG funds for the purpose of operating a rapid rehousing program for individuals and families who are homeless. Approximately 48 families will be assisted. A nonfederal match of \$40,000 will come from the 2016 General Fund of the Lexington-Fayette Urban County Government. The performance standard is to increase the number of homeless households moving into permanent housing.

The jurisdiction will provide **Bluegrass.org** (Bluegrass Regional Mental Health-Mental Retardation Board, Inc.) CDBG funds in the amount of \$23,000 to operate a Safe Havens program providing homeless persons with severe mental illnesses a safe haven until permanent housing can be found. Two safe haven apartments are maintained with agency staff providing intensive in-home supports and services so that they can obtain income or employment and permanent housing. Bluegrass.org continues services to ensure that participants are able to maintain housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Lexington-Fayette Urban County Government Division of Adult and Tenant Services will be funded in the amount of \$10,000 in ESG funds for operation of a homelessness prevention program in conjunction with Arbor Youth Services. LFUCG General Fund dollars in the amount of \$10,000 will be used as grant match. Approximately 12 households who are at-risk of homelessness will be assisted. The target population will be youth who were previously in foster care or are otherwise without a family safety net. Arbor Youth Services will be funded in the amount of \$11,457 to provide intensive case management to augment the financial assistance. Arbors provides a continuum of care through multiple agency programs to ensure that youth and families obtain sustainable housing and independence and prevent chronic homelessness. Arbor Youth Services' objective is to provide youth with early intervention services to combat the severe health and safety issues that vulnerable youth are exposed to when experiencing homelessness.

Catholic Charities of the Diocese of Lexington, Inc. will be funded in the amount of \$13,500 in ESG funds for operation of a homelessness prevention program. Approximately 12 households who are at-risk of homelessness will be assisted. The agency also provides parent education, financial literacy, and job preparedness.

New Beginnings Bluegrass, Inc. will be allocated CDBG funds in the amount of \$30,000 to support a peer support outreach worker to develop individualized housing plans to individuals with SPMI living in unsafe, unstable situations to transition them to permanent housing. Some of these persons have been previously hospitalized in mental health facilities and some of them have fallen into homelessness.

Two organizations, AIDS Volunteers, Inc., in the amount of \$48,000 and Bluegrass.org in the amount of \$60,000 will be provided with HOME funds for operation of Tenant-Based Rental Assistance programs for housing households with special needs. AIDS Volunteers, Inc., serves persons living with HIV/AIDS and Bluegrass.org serves people with severe and persistent mental illnesses. While both programs target persons who are homeless, the programs also serve persons who are at-risk of homelessness or are otherwise precariously housed.

The Mayor's 2016 proposed budget includes \$200,000 as allocation to the Division of Adult Services for financial assistance to prevent homelessness when there is a temporary income loss and evictions or utility shut-offs are threatened.

The Mayor's 2016 proposed budget also includes \$2,271,576 from the Extended Social Resource Grant Program for basic human needs, mental health and substance abuse services, positive youth development, public health, services for senior citizens, and violence prevention. These funds will provide support of programs to 49 community nonprofits to address community needs, most of which address housing, health, social services, employment education and youth needs.

Discussion

Lighthouse Ministries, a faith-based organization in downtown Lexington, operates a daytime free lunch program for people who are homeless and/or low-income. The organization provides lunch at two sittings, six days per week. The organization is expanding its facility to create a dining facility that will seat 190 people and include a full commercial kitchen. In exchange for funding in the amount of \$67,657 in general funds dollars from the Office of Homelessness Prevention and Intervention, Lighthouse Ministries has agreed to operate the Dining with Dignity program in this space for a minimum of three years. Lighthouse will make the space available 365 nights each year to groups/organizations wishing to serve meals to people who are homeless and low-income. The goal of this project is to consolidate as many scattered nightly meal service programs as possible, including meals served in parts and other public spaces, into this one facility. The result will be a more pleasant and consistent dining experience for those in need.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The greatest identified development of affordable housing in the community is the escalating cost of land, although it should be noted that the economic conditions of the past few years have slowed the previous rates of escalating values. Lexington does use an Urban Service Area approach which restricts growth to specific areas. There are no immediate plans to expand its urban service area. Given current development rates, it has been determined that there are adequate amounts of land for commercial, residential, and industrial uses in the existing urban services area. During the coming program year the Lexington-Fayette Urban County Government will continue with the construction phase of the Southend Park Urban Village, an area traditionally low-and very low-income, as part of a major transportation project that will extend Newtown Pike from Main Street to South Limestone Street. The housing phase of the project will result in the eventual new construction of 155 residential units. During fiscal year 2015, the first 14 units of rental housing were completed and occupied. In order to provide affordable units and to ensure that these units remain affordable, a Community Land Trust for perpetual ownership of land has been organized as a means of protecting the land from a speculative market. This represents Lexington's first attempt to organize a Community Land Trust. Successful implementation may pave the way for other applications of this model.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Other perceived barriers to the development of affordable housing are the regulations imposed upon new construction in infill areas. The Lexington-Fayette Urban County Government zoning ordinance has been amended to facilitate infill and redevelopment in existing neighborhoods, protecting these neighborhoods from inappropriate development, improving the quality of infill, and eliminating unnecessary regulations. In a continuing effort to monitor the effects of these modifications, the Division of Planning conducts periodic meetings with the stakeholders, primarily affordable housing providers and neighborhood residents, to evaluate the effects, both good and bad, of the infill and redevelopment regulations. Based upon these meetings additional text amendments to the ordinance may be proposed. The Division of Planning has also continues to work with the Division of Water Quality to assess sanitary and storm sewer infrastructure in infill and redevelopment areas to determine the appropriateness of expanded development.

During Fiscal Year 2015, Lexington launched its own Affordable Housing Trust Fund, allocating an initial \$3,000,000 from general fund for the purpose of producing and preserving safe, quality, affordable housing through coordination with public and private partners, investment in strategic opportunities, and policy development. Legislation was also enacted assuring a minimum of \$2 million allocation annually. This included the creation of a Director of Affordable Housing and an Affordable Housing Board.

Lexington has also reactivated its Vacant Property Review Commission, and under city ordinance, may now classify property as abandoned which has been vacant or unimproved for a period of at least one year and which is unfit for occupancy, or has become a place for the accumulation of trash and debris, or has been infested with rodents or other vermin, or has been tax delinquent for a period at least three years. Once declared as abandoned, the property is taxed additionally at the rate of \$1.00 per each \$100.00 of assessed value. As of now 96 properties have been classified as abandoned.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The jurisdiction has recognized a need for public services in its Cardinal Valley neighborhood. A small area plan is currently in process in this area. An early identified underserved need is for adequate public services for this low-income, largely Hispanic neighborhood. This action plan proposes the use of CDBG funds to launch a feasibility study for an eight acre commercial site for the purpose of creating a public service area that would uniquely serve the residents of this area. The feasibility study will determine the cost of acquiring land, clearing existing buildings, and environmental remediation and the relationship to the adjacent floodplain. It will address possible methods of financing the construction, maintenance, and operations, as well as ownership options of the land to ensure the long-term viability of the project as a community asset for both the partner agencies and LFUCG. An estimate of cost to relocate the existing businesses, in compliance with federal regulations will be provided as will a full inventory of social services currently in the area to better determine the needs that can be addressed through programs provided by potential partner agencies. The study will include a design for the entire property including all proposed buildings, parking facilities, and greenspace improvements.

Actions planned to foster and maintain affordable housing

Lexington-Fayette Urban County Government will use its federal, state, and local allocations to develop and maintain affordable housing through development of new rental housing, rehabilitation of existing housing (owner and renter), fostering homeownership for low-income first-time buyers, and support of tenant-based rental assistance for very low-income households who have disabilities. To the greatest extent possible, the jurisdiction will seek other funds to help fill the identified gap for affordable housing.

During the coming year, the LFUCG will continue its support of public housing by working with the Lexington Fayette Urban County Housing Authority in its attempts to rehabilitate or reconstruct public housing units that have exhibited structural failure and been deemed unsafe for habitation.

Actions planned to reduce lead-based paint hazards

Lexington-Fayette Urban County Government uses some of its HUD entitlement funds for low-income owner-occupied rehab and first-time homebuyer activities. The staff has been trained and certified on lead-based paint regulations. Staff determines the level of lead-based paint compliance for the projects. Risk assessment, lead testing, evaluation of testing results, lead-based paint control, and abatement procedures are completed as necessary. The work write-ups for rehab projects incorporate lead-based paint hazard reduction work and protective measures. When indicated, clients with small children are referred to the Fayette County Health Department for blood lead screening.

For the coming year it is anticipated that 25 housing rehabilitation jobs will be completed for low-income owner-occupied units. It is estimated that 75% of these units will be found to have lead hazards requiring either interim controls or abatement. Depending on the level of potential lead hazards, some households are temporarily relocated during rehabilitation. All homeowners whose houses required interim controls or lead abatement are given the Lead Hazard Information Pamphlet and Disclosure and,

if paint testing or a risk assessment was conducted, they are given a Notice of Lead Hazard Evaluation and Reduction. The LFUCG staff also conducts lead hazard evaluations of all pre-1978 units that are being purchased by low-income households under the HOME assisted first-time homebuyer programs for the purpose of ensuring that the units are lead-safe. These homebuyers are also provided with a Lead Hazard Information Pamphlet and Disclosure and if paint testing or a risk assessment was conducted a Notice of Lead Hazard Evaluation and Reduction. The Code Enforcement staff of the Division of Grants and Special Programs also conducts lead screening on all pre-1978 housing units that are assisted under the Emergency Solutions Grants Homelessness Prevention/Rapid Rehousing activity. For other federally funded housing activities, the LFUCG staff provides lead hazard evaluations and resident notification as required by 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The Antipoverty Strategy for the Annual Action Plan is the same as that described in the 2015 Five-Year Strategic Plan.

Actions planned to develop institutional structure

LFUCG's Division of Grants and Special Programs is an administrative division that reports to the Chief Administrative Officer. This division is responsible for the financial management of all federal and state grants to the Lexington-Fayette Urban County Government. The division has lead responsibility for development of the Consolidated Plan and for implementation and monitoring of CDBG, HOME, and ESG programs. In addition the division is responsible for operating a housing rehabilitation program and an emergency housing repair program for low-income households. LFUCG's Division of Engineering is responsible for planning, bidding, and constructing public improvements. This division reports to the Commissioner of the Department of Planning, Preservation, and Development. The LFUCG has within the past year employed an Affordable Housing Manager to conduct activities under the Affordable Housing Trust Fund. This manager reports to the Commissioner of the Department of Planning, Preservation, and Development. The Director of the Office of Homelessness Prevention and Intervention, also a new position, is housed in the Mayor's Office. There are no restructuring plans in process at this time.

Actions planned to enhance coordination between public and private housing and social service agencies

During Fiscal Year 2015, the Lexington-Fayette Urban County Government created an Office of Homelessness Prevention and Intervention and an Office of Affordable Housing. The Director of the Office of Homelessness Prevention and Intervention will serve in a leadership role to enhance coordination between public and private housing and social service agencies to end homelessness in Lexington. This will include providing leadership to the Continuum of Care process and developing a centralized intake system for services for homeless persons. Also in 2015, the LFUCG created an Affordable Housing Trust Fund with the mission of facilitating the preservation, production, and provision of safe, quality, affordable housing through coordination with public and private partners, investment in strategic opportunities, and policy development. The trust fund is guided by a board that includes council members, housing developers, constructors, financial institutions, housing providers, and providers of social services and supportive services.

The LFUCG will continue to rely upon private nonprofit social service agencies, including faith-based entities, for the provision of services to the homeless and to special needs populations such as persons with severe mental illnesses, persons with developmental disabilities/mental retardation, persons with substance abuse problems, and persons with HIV/AIDS. Over the years, the LFUCG has established strong collaborative relationships with these organizations.

Discussion:

AP-90 Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The jurisdiction proposes recapture of HOME funds when homebuyers sell units before the expiration of the period of affordability, except in cases where funds are used for homeownership by Lexington Habitat for Humanity and the Lexington Community Land Trust. Homeownership supported by these two entities will use resale guidelines to ensure affordability of units.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

These guidelines are attached.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Use of HOME funds to refinance existing debt is not planned.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

These are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has not yet established a centralized or coordinated assessment system. Recipients receiving funding from the U.S. Department of Housing and Urban Development's homeless assistance grants participate in the Kentucky Homeless Management Information System operated by the Kentucky Housing Corporation (HMIS Lead Agency). Lexington has also begun requiring that all agencies receiving local and other public funds (CDBG) be compliant with entering data into the HMIS, and agree to participate in a coordinated assessment. The current HMIS is a "closed" system, which means that client data is shared only for those individuals who have signed a Release of Information (ROI) form. A truly integrated centralized intake system will function best in an "open" environment

that would allow users to view important information about other housing and services that a client household may have received. The Central Kentucky Homeless and Housing Initiative (CKHHI) has served as the Fayette County user group for the KYHMIS; however as of May 2015 this role will be assumed by the Office of Homelessness Prevention and Intervention. The Director of the Office of Homelessness Prevention and Intervention is actively working with community partners in the development of a coordinated assessment and is requiring that all subrecipients of general fund emergency shelter dollars participate in the development of a coordinated assessment and further agree to participate in its implementation.

Lexington's Office of Homelessness Prevention and Intervention has taken an active role in implementation of a coordinated assessment in Fayette County. The New Life Day Center (day shelter) and Hope Center will begin use of SkanPoint, which includes issuance of personal identification cards that will be used to access services. This will also provide the agencies and the community with more efficient tracking of the use of services by clients, as well as more accurate entry-exit data.

At this time, the lead HMIS agency is working to improve the structure of the system. The following goals have been completed:

- Confirming all agencies and all funding components within CoC structure.
- Restructuring all agency funding components for the ability to make multiple referrals to multiple agencies by email and share client/household data for that referral.
- Restructuring all agency funding components to comply with HUD's APR and CAPER reporting requirements.
- Conducting joint planning meeting with the HMIS lead agency to establish goals in relation to Lexington-Fayette County's homeless system needs.
- Conducting HMIS user training on new system structures and how to utilize the system for a community solution.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

For the 2015 Program Year, the Lexington-Fayette Urban County Government (LFUCG) used a public process to solicit applications for funding from the Emergency Solutions Grants program.

At the first Public Hearing on September 29, 2014, information on regulations and eligible activities along with forms to use were made available. Also included were the criteria that would be used to evaluate projects. A direct mail to nonprofit agencies serving homeless persons, low-income persons, and minority populations, low-income neighborhood associations, churches in low-income neighborhoods, and to Urban County Government council members and their staff was conducted to inform them of the process and how information on requesting funding could be obtained: paper copies mailed from the government agency, computer disks, and downloading of fill-in the blank forms from the LFUCG web page. The LFUCG website was also used to inform the public of the process that would be followed. The website included the calendar of events in the process and the phone number to call to request further information and/or assistance.

All applications were due on or before December 5, 2014. The criteria used to review and rank applications included applicant capacity, project quality, need for project, and operational feasibility.

ESG applications were reviewed and ranked by the staff of the LFUCG Division of Grants and Special Programs. These recommendations were then reviewed and approved by staff of the Chief Administrative Officer.

On February 5, 2015, the Director of the Division of Grants and Special Programs, Lexington-Fayette Urban County Government (LFUCG) consulted with the Central Kentucky Homeless and Housing Initiative (CKHHI), the organizational entity that maintains responsibility for the Lexington/Fayette County Continuum of Care to discuss distribution of funds for the FY 2015 Emergency Solutions Grants Program. The distribution plan included the use of federal funds for homeless prevention for persons at-risk of homelessness and rapid re-housing for homeless persons, for operation of the area's homeless shelters that made applications for funds for operations, and for administration. This discussion included the need to develop a coordinated assessment in Fayette County, to become fully compliant with inputting data into Kentucky Homeless Management Information System, and to evaluate the programs funded under the Emergency Solutions Grants Program. On January 14, 2015, the Director of the Division of Grants and Special Programs, Lexington-Fayette Urban County Government (LFUCG) met with the Board of the Office of Homelessness Prevention and Intervention to discuss the Emergency Solutions Grants Program, the applications received, and the need to formulate an evaluation component for this program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The LFUCG is governed by a Mayor and Council members elected by popular vote, and therefore cannot be directly compliant with this requirement. The Lexington Office of Homelessness Prevention and Intervention (OHPI) was created in June of 2014 with the appointment of a full-time director and the organization of a 13-member Homeless Prevention and Intervention (HPI) Board comprised of elected officials, business leaders, service providers, community advocates, faith-based organizations, and people experiencing homelessness.

The functions of the HPI Board include the following:

- Consider and recommend solutions to specific issues as they arise:
- Consider and advise Director of OHPI on broad matters that impact people experiencing homelessness:
- Review and consider progress on implementation of recommendations made by Mayor's Commission on Homelessness:
- Monitor key indicators and other data to track and understand trends:
- Support OHPI by disseminating activities and reports to respective constituencies and other key stakeholders:
- Establish guidelines for LFUCG funding to support activities that reduce and prevent homelessness:

In addition, the LFUCG's Division of Adult and Tenant Services has organized an advisory committee for its homeless prevention/rapid re-housing services that includes two members of the formerly homeless population.

5. Describe performance standards for evaluating ESG.

The performance standard is to move homeless individuals and families into safe and affordable housing. Beginning with the 2015 program year, follow-up will be conducted up to six months after assistance has ended to ascertain if households are still permanently housed.

Homelessness Prevention

The performance standard is to ensure that individuals and families at-risk of homelessness be retained in or moved into safe and affordable housing. Beginning with the 2015 program year, follow-up will be conducted up to six months after assistance has ended to ascertain if households are still permanently housed.

Emergency Shelter

The performance standard is to provide safe emergency shelter services for persons who are homeless, and through case management and referral, assist them into advancing to permanent housing. Documentation of the number of homeless persons moving to permanent housing will be maintained.

Continuation of ESG Question 2

Kentucky Housing Corporation, the lead HMIS agency, is working with Bowman Systems to implement CommunityPoint as a website for statewide public access to all services for homeless and at-risk homeless persons. This will be on line as of January 1, 2016, as "One Door Kentucky." United Way is implementing CallPoint using the Vulnerability Index and Service Prioritization Decision Assistance Tool to assess callers' needs and match to the right services.

The LFUCG Division of Grants and Special Programs has taken an active role in monitoring HMIS compliance by its Division of Adult and Tenant Services and by its ESG subrecipients. Staff of Grants and Special Programs have also been trained to make data corrections for the Fayette County user group.

Continuation of ESG Question 3

The 2015 Allocations are:

Lexington-Fayette Urban County Government Division of Adult and Tenant Services will be funded in the amount of \$40,000 in ESG funds for the purpose of operating a rapid rehousing and \$10,000 for operation of a homelessness prevention program in conjunction with Arbor Youth Services. Approximately 60 families will be assisted. A nonfederal match of \$50,000 will come from the 2016 General Fund of the Lexington-Fayette Urban County Government. The performance standard is to increase the number of homeless households moving into permanent housing.

Arbors Youth Services, Inc., will be funded in the amount of \$11,457 in ESG funds to support the costs of a youth advocate to provide case management services to young households (aged 18-25) who are homeless or at-risk of homelessness. Arbors Youth Services, Inc., will be responsible for grant match from its own budget. This organization will work with LFUCG Division of Adult and Tenant Services.

Catholic Charities of the Diocese of Lexington, Inc., (a faith-based entity) will be allocated ESG funds in the amount of \$13,500 for purposes of providing financial assistance to prevent homelessness to households who are at risk of homelessness. The organization will provide the match for this program.

Hope Center, Inc., will be funded in the amount of \$65,260 from the Emergency Solutions Grants Program for the purpose of supporting basic operations of the emergency program for homeless men. The organization will provide nonfederal matching funds from its operating budget. The total cost of operating the emergency shelter program is approximately \$1,000,000 which comes primarily from private fundraising. This is the community's primary shelter for homeless men. This shelter provides three meals per day, overnight lodging, and shower and laundry facilities. As clients sign in, they are assessed in the intake office and referred to programs designed to address client needs and assist clients in regaining independence. Hope Center programs include long-term recovery, mental health care, employment, transitional housing, social services, detox unit, and a Hispanic program. Hope Center, Inc. also operates a street outreach program, the HopeMobile, in an effort to engage homeless persons who do not present to a shelter.

GreenHouse17 (formerly Bluegrass Domestic Violence Program) will be funded in the amount of \$32,000 from the Emergency Solutions Grants Program for the purpose of operating an emergency shelter for the victims of domestic violence. This program's emergency shelter services are especially designed to reduce the duration and damage of homelessness by helping individuals and families victimized by domestic violence transition from the acute trauma of abuse to stability and eventual self-sufficiency.

Discussion:

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>LFUCG</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Irene Gooding, Lexington-Fayette Urban County Government</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides information on housing needs of population.</p>
	<p>What was the purpose for developing this data set?</p> <p>To demonstrate needs of population</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Covers the entire geographic area.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>October 2014</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>In progress</p>

ATTACHMENT 1 – RESOLUTION

RESOLUTION NO. 177 -2015

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR, ON BEHALF OF THE URBAN COUNTY GOVERNMENT, TO EXECUTE AND SUBMIT THE 2015 CONSOLIDATED PLAN/GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TO PROVIDE ANY ADDITIONAL INFORMATION REQUESTED IN CONNECTION WITH THIS GRANT APPLICATION, AND TO ACCEPT THE GRANT IF THE APPLICATION IS APPROVED, WHICH GRANT FUNDS ARE IN THE AMOUNT OF \$3,152,936.00 FEDERAL FUNDS, ARE FOR FY2016 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (\$2,047,931.00), HOME PROGRAM (\$922,788.00), AND EMERGENCY SOLUTIONS GRANT PROGRAM (\$182,217.00), THE ACCEPTANCE OF WHICH OBLIGATES THE URBAN COUNTY GOVERNMENT FOR THE EXPENDITURE OF \$257,630.00 FROM VARIOUS FUNDING SOURCES AS LOCAL CASH MATCH AND \$122,217.00 IN-KIND MATCH; AUTHORIZING THE MAYOR TO TRANSFER UNENCUMBERED FUNDS WITHIN THE GRANT BUDGET; AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR THE APPROVED PLAN.

BE IT RESOLVED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Mayor, on behalf of the Lexington-Fayette Urban County Government, be and hereby is authorized and directed to execute and submit the 2015 Consolidated Plan/Grant Application, which is attached hereto and incorporated herein by reference, to the U.S. Department of Housing and Urban Development, to provide any additional information requested in connection with this Grant Application, and to accept this Grant if the application is approved, which Grant funds are in the amount of \$3,152,936.00 Federal funds, are for FY 2015 Community Development Block Grant Program (\$2,047,931.00), HOME Program (\$922,788.00), and Emergency Solutions Grant Program (\$182,217.00), the acceptance of which obligates the Urban County Government for the expenditure of \$257,630.00 from various funding sources as a local cash match and \$122,217.00 in-kind match.

Section 2 –That the Mayor, on behalf of the Lexington-Fayette Urban County Government, be and hereby is authorized and directed to execute agreements with the entities listed, and for the purposes set forth, in the 2015 Consolidated Plan/Grant Application.

Section 3 - That subject to the provisions of Ordinance No. 22-79, the Mayor is hereby authorized, in his discretion as Chief Executive Officer of the Urban County Government, to transfer the unencumbered balance of any operating or capital account appropriation to another operating or capital account appropriation within the Grant budget established herein.

Section 4 - That this Resolution shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: April 16, 2015

MAYOR

A handwritten signature in black ink, appearing to read "Jim Gray", written over a horizontal line.

ATTEST:

A handwritten signature in black ink, written over a horizontal line.

CLERK OF URBAN COUNTY COUNCIL

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ATTACHMENT 2 – FIRST TIME HOMEBUYER’S GUIDELINES



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
HOME FIRST TIME HOMEBUYER ASSISTANCE
GUIDELINES
DRAFT

INTRODUCTION

The Lexington-Fayette Urban County Government will make HOME funds available to nonprofit corporations for the purpose of developing and operating first-time homeownership programs for low-income households. The government's primary objective in using part of its HOME allocation for first-time homeownership programs is to increase the number of affordable housing units in the community and to increase the opportunities for homeownership for low-income families in Fayette County. In general, the LFUCG will provide HOME funds to approved nonprofits for the purpose of purchasing or rehabilitating existing single-family houses; new construction of single family houses which will be marketed to eligible and qualified first-time homebuyers; and direct assistance to first-time homebuyers for the purchase of a single-family house. Assistance will be provided to eligible homebuyers under either the recapture option or the resale option.

These guidelines will serve as operational parameters within which the nonprofits can receive HOME funds and provide financial assistance to first-time homebuyers. Hereinafter in this document, nonprofits may be referred to as grantor agencies. In addition to these guidelines, all projects funded under the HOME Investment Partnerships Program are subject to the regulations codified at 24 CFR Part 92.

STATEMENT OF INTENT

The content of this document establishes the operating parameters for all Lexington-Fayette Urban County Government HOME funded first time homebuyers programs. It is the intent of the Lexington-Fayette Urban County Government to provide in each homebuyer case the smallest subsidy necessary to make the purchase possible and necessary. As the Lexington-Fayette Urban County Government provides funds for the first time homebuyer programs of several

non-profits, it is the responsibility of each non-profit to attract other public and private funds and to minimize the use of HOME funds.

ELIGIBLE FIRST-TIME HOMEBUYERS

All Applicants must meet the following criteria:

- Be a first time homebuyer (Borrower cannot currently own or have owned a home for at least the last three years)
- Must be willing to occupy the home as principal and primary residence
- Must have completed 8 hours pre-purchase counseling and homebuyer education through a HUD-certified counseling agency as evidenced by a Certificate/Letter of Completion
- Annual household income, as calculated by the HUD regulations at 24 CFR Part 5, must not exceed 80% of the Area Median Income limit for the Lexington-Fayette MSA. The purchasing household must be low income at the time the file is submitted for approval by the Division of Grants and Special Programs, or at the time the HOME funds are invested, whichever is later. Verification of income is required and is good for a period of six months.

Funds are available for any low-income family that has been a resident of Fayette County Metropolitan Service Area for one (1) year which includes: Bourbon, Clark, Fayette, Jessamine, Scott and Woodford Counties. The assisted unit must be located in Fayette County. A Kentucky Independent Home Ownership Coalition (KIHOC) family can participate in the HOME program.

ELIGIBLE ACTIVITIES

- New Construction
- Acquisition and rehabilitation of existing vacant single-family residential structures

Nonprofits may use HOME funds only to purchase and rehabilitate properties whose after-rehab appraised value is less than actual costs of production with prior written approval from the Division of Grants and Special Programs. In cases where the costs for acquisition and rehabilitation are greater than 120% of the after-rehab fair market value, the grantor agency shall document the reasons for excess costs and obtain written permission of the Lexington-Fayette Urban County Government's Division of Grants and Special Programs before proceeding with the project.

The Lexington-Fayette Urban County Government's Division of Grants and Special Programs will evaluate on a case-by-case basis each project in which costs are expected to exceed 120% of the fair market value of the property to determine an acceptable level of excess costs. The LFUCG Division of Grants and Special Programs will consider such factors as location, size, and environmental factors (Examples are presence of lead-based paint and lead-based paint hazards, presence of asbestos and historic preservation requirements) in its evaluation of each property.

INELIGIBLE ACTIVITIES

- Luxury items as defined by Grants and Special Programs
- Reconstruction of a unit that was not standing at least 12 months prior to the commitment of HOME funds
- Land acquisition or demolition that does not result in a unit of affordable housing

ELIGIBLE PROPERTIES

The property must be located in Fayette County. Effective April 13, 2015, the value of an existing home may not exceed \$147,000. The value of a new home may not exceed \$200,000. All properties must be appraised prior to purchase.

PROPERTY STANDARDS

The property must meet the Section 8 Housing Quality Standards and the local property maintenance code. In addition, a home inspection is required for all existing homes, by a State licensed inspector. If the property requires substantial rehabilitation (greater than \$25,000 average per unit total development costs), local codes and cost-effective energy conservation and effectiveness standards apply. The property type must be a single family property (one unit) and deeded as such. Condominiums and duplexes will not be considered.

FORM OF OWNERSHIP

For the purposes of the HOME program, homeownership means ownership in fee simple title.

PERIOD OF AFFORDABILITY

The HOME rule at §92.254(a)(3) requires that all HOME-assisted homebuyer housing be acquired by an eligible low-income family, and the housing must be the principal residence of the family throughout the period of affordability. For HOME-assisted homebuyer units under the recapture provision, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

Under the resale provision, if the housing is transferred, voluntarily or otherwise, during the period of affordability, it must be made available for subsequent purchase *only* to a buyer whose family qualifies as low-income, and will use the property as its principal residence. The HOME resale provisions must enforce these requirements as any housing assisted with HOME funds must remain affordable for the duration of the period of affordability.

The following table outlines the required minimum affordability periods.

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The period of affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

The mortgage documents and/or deed restrictions must include language detailing the affordability period and the resale or recapture provisions.

AFFORDABILITY CRITERIA

All applicable ratios noted below are based on the Income of the qualifying applicant for a 30 year conventional mortgage. . If the qualifying applicant is married, the income of both spouses will be included in determining the ratios regardless if only one applicant is the qualifying applicant. The monthly expenditure for Principal, Interest, Taxes, and Insurance (PITI) shall not be less than the percentage of gross household income indicated in the table below and shall not be more than 33% of the gross income at the time of loan approval. All applicants should only be provided gap financing based on the maximum amount of mortgage they can repay. If the homebuyer receives a Housing Assistance Payment (HAP) from HUD’s Section 8 Housing Program, the minimum percentages are not applicable for PITI.

Family Size	Minimum PITI %
1	20%
2	19%
3	18%
4	17%
5	16%
6	15%
7	14%
8	13%

The first-time homebuyer may not commit more than 41% of their gross income for total long-term debt. Long-term debt is defined as debt exceeding repayment for more than 6 months, or debt with an outstanding balance of more than \$3,000. The homebuyer will be required to commit to the financing of the purchase of the home, all cash reserves, to include checking and savings accounts, cash on hand, and certificates of deposit, which is in excess of six months of PITI unless pre-approved by the Division of Grants and Special Programs. There is no requirement that first-time homebuyers remain low income after they purchase the property. . Increases or decreases in gross income or changes in PITI do not affect the eligibility of a family outside of the six-month period noted in the section on homebuyer eligibility. If homeowner association fees are required, then these will be considered as housing costs and counted along with PITI.

All variances in calculating the required percentages noted above must have prior written approval from the Division of Grants and Special Programs.

Borrower Criteria and Credit Worthiness

Of all criteria used to evaluate the credit worthiness and capacity of a low and moderate-income borrower, the individual borrower's credit must be the driving determinant factor. Each household will be evaluated on a case-by-case basis in order to determine credit-worthiness.

Income must have a history, be verifiable in the present and be able to be relied upon in the future. Income history should cover a two-year period (minimum twelve-month period). It must be verifiable in writing through traditional sources and/or tax returns.

Definition of Household Size and Members: The Household is comprised of ALL individuals who will be occupying the home over the next or upcoming twelve months. The following individuals are not counted as part of the household: foster children, unborn children, children who live with the applicant (parent) less than 50% of the time, children being pursued for legal custody or adoption who are not yet living with the household at the time of application, and non-family care-takers. A child who resides with the household at least 50 percent of the time and receives over 50% of the care from the applicant, can be counted as a household member.

FORMS OF SUBSIDY

- A. *Principal Reduction.* In order to make the monthly carrying cost of PITI affordable to the homebuyer, the Urban County Government will allow HOME funds to be used by the grantor agencies to subsidize units by providing "gap" financing or principal reduction to make up the difference between the market value of the property and a sales price that renders the monthly PITI affordable. A **second** mortgage shall be placed upon the property by the grantor agency or the Lexington-Fayette Urban County Government. The second mortgage shall provide for either **RECAPTURE** or **RESALE** of the HOME subsidy in the event that the homebuyer sells the property, is foreclosed upon by another mortgagee, or ceases to occupy the property as the principal residence.
- B. *Amount of Subsidy.* For eligible first time home buyers below 80% of median income, the maximum home purchase subsidy may be \$20,000 for 1 person households, \$25,000 for households of 2 and \$30,000 for households of 3 or more if needed. The HOME

subsidy may be used to fund acquisition costs up to 106% of fair market value to include eligible closing costs. The minimum HOME subsidy cannot be less than \$1,000.

- C. *Development Subsidy.* In the event the total development costs exceed the appraised value, the house may not sell for more than the appraised value. The difference between the total development costs and the appraised value is development subsidy. LFUCG permits certain eligible organizations such as Lexington Habitat for Humanity to use HOME funds as development subsidy with a minimum of \$1,000 provided as a direct subsidy to the homebuyer. Eligible recipients will be required to submit documentation to LFUCG to support the necessity of a development subsidy. This may include but is not limited to an appraisal and a detailed final cost breakdown.

TERMS

The buyer will be required to invest at least \$500 in cash at the time of closing. The remaining funds needed for closing costs, downpayment, or principal reduction will be provided in the following forms:

- 1) 2% repayable loan for homebuyers between 71% and 80% of median income with a term of 20 years.
- 2) 1% repayable loan for homebuyers between 61% and 70% of median income with a term of 20 years.
- 3) A non-repayable loan for homebuyers at or below 60% of area median income with a term of 20 years. Beginning in year 11, 10% of the loan amount will be forgiven each year.

The monthly repayment amount for any repayable HOME loan will be included in the cap of 33% of gross income for PITI. The Urban County Government will take loan servicing responsibility for repayable loans in the form of receiving and documenting payments, unless otherwise approved in a written agreement. The requirements of private lenders and government regulations must prevail if the terms of the direct loan would violate said requirements and regulations. Any deviations from the terms stated above will require justification and prior approval from the Division of Grants and Special Programs.

Example:

For a 3-person household, the maximum amount of income to be eligible for the HOME Program is \$49,100. The family has two parents who work at jobs earning minimum wage which is currently set at \$7.25 an hour. Their total combined family income is \$30,160. Their PITI must be at least 18% of \$30,160 which is \$452.40 per month.

100% of the area median income for a family of 3 is \$61,375. At \$30,160, the family is making approximately 49% of the Area Median Income. Because the family is below 60% AMI, the family is eligible for a nonrepayable loan that is forgiven starting in year 10.

The family has found a 3-bedroom house listed at \$140,000. A typical mortgage will have a term of 30 years and an interest rate of 4.0%. The base payment is \$668.38 with an additional \$200 a month for taxes and insurance that raises the total payment to \$868.38. The family has met their minimum PITI ratio but has exceeded the maximum PITI ratio of 33%. Therefore, the family has a gap that can be filled with HOME funding.

The amount of gap that will be provided will depend on several factors such as the amount of debt. In this scenario, the family has financial obligations of \$250 each month which gives them a back-end ratio of 44.5%, which is well above the maximum of 41%.

This family is eligible for up to \$30,000 in HOME funding. If they are given a grant of \$25,000, they now have a base payment of \$549 plus \$200 in taxes and insurance for a total of \$749.03 which is 29.8% of their income. With other financial obligations totaling \$250, their back-end ratio is now reduced to 39.75% which puts them within the allowable financial ratios.

SUBORDINATION

The grantor agency may provide for subordination of the mortgages(s) securing the HOME subsidy only if as identified: (1) if there is no change in the government's mortgage position, total encumbrances cannot exceed 106% of the appraised value of the property; (2) if there is a change to the government's position, third position is the lowest acceptable, and total encumbrances do not exceed 90% of the appraised value (appraiser subject to approval by the LFUCG) and the total long-term debt as defined previously does not exceed 41% of the households and the reason for the subordination is capital improvements for the subject property. The government reserves the right to decline the subordination requests if the terms of the new mortgage are determined to negatively impact the homeowner's financial position.

SALE BEFORE EXPIRATION OF THE PERIOD OF AFFORDABILITY

In the event that the HOME-subsidized property is sold during the period of affordability, the grantor agency shall provide either of the following options as established in the HOME rule at §92.254(a)(5)(i):

1) RECAPTURE Provision – applies to REACH, Inc. and other similar organizations

Direct HOME subsidy is the amount of HOME assistance, including any program income, that enabled the homebuyer to buy the unit. The direct subsidy includes downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

When the home is sold, the **full amount** of the HOME investment is recaptured by LFUCG. The **full amount** is defined as the Net Proceeds and is determined as follows: Sales Price - non-HOME first mortgagee balance - Seller's closing costs= Net Proceeds. If the Net Proceeds exceed the original HOME subsidy amount, or the balance on a repayable loan, the excess will be paid to the homeowner.

Under "Recapture" provisions, if the home is SOLD prior to the end of the required affordability period, the net sales proceeds from the sale, if any, will be returned to LFUCG (and/or the grantor agency) and be used for other HOME-eligible activities. Other than the actual sale of the property, if the homebuyer or homeowner breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full amount of the subsidy is immediately due and payable.

A HOME Written Agreement, Note and Deed of Trust will be executed by the Borrower and LFUCG and/or the grantor agency that accurately reflects the resale or recapture provisions before or at the time of sale.

Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used.

Example:

A homebuyer receives \$10,000 of HOME downpayment assistance to purchase a home. The direct HOME subsidy to the homebuyer is \$10,000, which results in a five-year period of affordability. If the homebuyer sells the home after three years, the PJ would recapture, assuming that there are sufficient net proceeds, the entire \$10,000 direct HOME subsidy. The homebuyer would receive any net proceeds in excess of \$10,000.

2) RESALE Provision – for Habitat for Humanity Projects

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy," these funds are not repaid by the developer to the PJ, but remain with the property for the length of the affordability period. *If HOME assistance is used only to develop the unit and is not used to lower the purchase price from fair market value to an affordable price, resale provisions must be used.*

Agreement with Habitat for Humanity requires the organization to purchase properties in the event of a sale or foreclosure during the period of affordability and resell to eligible buyers.

3) RESALE Provision – for Community Land Trust Projects

Under HOME resale provisions, LFUCG is required to ensure that, when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the affordability period:

- a. The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
- b. The original homebuyer receives a fair return on investment, (i.e., the homebuyer’s down payment plus capital improvements made to the house); and
- c. The property is sold at a price that is “affordable to a reasonable range of low-income buyers.”
- d. For Land Trust Projects ONLY, HOME funds will not have to be returned to LFUCG as long as the property is sold to another low-income homebuyer as stated above.

The resale formula is designed to strike a balance between providing a fair return on investment to individual homeowners while limiting resale prices to a level that will ensure continued affordability to future income-qualified homebuyers. The goal is to develop a growing stock of permanently affordable homes as a means of building long-term community and individual assets. Homeowners have the opportunity to earn wealth while paying forward some of the help they received when buying their home.

Using the appraisal-based method, the resale price is established as the base price (what the homeowner originally paid) plus 25% of the increase in market value at the time of the resale.

Example:

Purchase Price: \$120,000

Appraisal Price: \$140,000

When the homeowner decides to sell their current home and move on to a market rate home, the home must be appraised again. In this example, the fair market appraisal is now \$150,000—an increase of \$10,000. To determine the new resale price, we have to determine the base price plus 25% of the increase in market value.

- *The base price of \$120,000 plus 25% of the increase in market value (\$20,000 x 0.25) results in a sales price of \$125,000.*

What does that mean for the seller?

In our example, the house sells to a new low-income buyer for the affordable price of \$125,000 (see above), a sales price of \$5,000 more than what they initially paid.

If the seller made a down payment of \$5,500 and has earned \$7,800 in equity by paying down the principle of their mortgage, then the seller will receive \$18,300 at the time of resale.

\$18,300 to the seller = \$5,500 (down payment) + \$7,800 (equity) + \$5,000 (portion of increase in appreciation)

***Affordability to a Range of Buyers:** LFUCG will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 50 percent to no greater than 80 percent of the area median income.*

VIOLATION OF RESTRICTION ON PRINCIPAL RESIDENCE

In the event that the homebuyer ceases to occupy the HOME-subsidized unit as his principal residence during the required period of affordability, the grantor agency shall provide for foreclosure of the mortgage which secures the HOME subsidy. The full HOME subsidy plus 5% per annum interest, calculated from the date of the initial closing, shall be recaptured, after the first mortgagee has recovered the value of its loan.

INSURANCE REQUIREMENTS

Grantor agencies are responsible for ensuring that HOME units are properly insured during the construction/rehab process. Grantor agencies should also ensure through mortgages that the assisted property remains insured throughout the affordability period. At a minimum, the policy must be in an amount sufficient to cover the HOME investment. If HOME is subordinate to another mortgage, the policy must cover both mortgages. For all home buyer and homeowner rehabilitation units, the grantor agency must be listed as the mortgagee on the insurance policy.

SECURITY

All properties developed under a HOME-assisted first-time homebuyer program, whether or not the first-time purchaser receiving a repayable or non-repayable loan as described above, will be considered to be HOME-assisted and therefore are subject to all HOME restrictions.

All HOME restrictions regarding the period of affordability and use of property as principal residence during the period of affordability shall be included in the loan agreement, mortgage, and mortgage note, made in favor of the grantor agency or the Lexington Fayette Urban County Government; however, if the unit only receives a Developers subsidy, then a recorded Deed of Restriction is also required.

The Lexington-Fayette Urban County Government must approve all loan agreements, mortgages, mortgage notes, and deed of restrictions (if applicable) for properties assisted under the provisions of these guidelines prior to a grantor beginning a program.

If and when possible, the LFUCG will encourage participating private lenders to include all pertinent HOME requirements in the loan and mortgage documents for the private financing.

ASSUMABILITY OF SUBSIDY

No assisted HOME subsidy mortgage may be assumed during the period of affordability.

USE OF RECAPTURED HOME SUBSIDY

Any HOME funds recaptured by the grantor agency under the provisions of these guidelines shall be returned to the Lexington-Fayette Urban County Government within ten days of receipt, unless otherwise noted in a written agreement

PROGRAM INCOME

All program income must be reported and returned to the LFUCG within 10 days of receipt, unless otherwise noted in a written agreement.

REPORT TO THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

The grantor agency shall report all pending property sales, all pending foreclosures (pertaining to events during the period of affordability), and violations of restrictions on use of HOME-assisted properties as principal residences of homebuyers to the Lexington-Fayette Urban County Government within five working days of their knowledge of the action.

HOME RELOCATION REQUIREMENTS

A HOME-assisted homeownership project is subject to relocation requirements under the Uniform Relocation Act (URA). In order to avoid the costs of relocation and to avoid the displacement of persons, the Urban County Government requires that nonprofits purchase only vacant properties or properties which are owner-occupied and are being publicly marketed. An owner-occupant who sells a property is not eligible for relocation assistance under the URA as long as the seller, prior to sale is informed in writing: (1) of the fair market value of the property; and (2) that the buyer does not have the power of eminent domain and, therefore, will not acquire the property if negotiations fail to result in an amicable sales agreement. The nonprofit will be required to document all steps of the acquisition. If vacant units are purchased, the government will evaluate whether or not the seller removed tenants in order to sell a "vacant" building.

COMPLIANCE MONITORING

The Division of Grants and Special Programs is responsible for conducting monitoring reviews for all projects. We will conduct on-site visits of funded projects to determine if projects are in compliance with the applicable program regulations. This includes ensuring funds were used for eligible costs and assisted households meet income eligibility requirements. All recipients of HOME are required to make available all documentation requested by LFUCG Division of Grants and Special Programs staff.

CONFLICT OF INTEREST

All grantor agencies must establish a Conflict of Interest policy that adheres to 24 CFR Part 35 and 24 CFR Part 84, as applicable. Potential conflicts of interest may arise from many situations. Some of the more common examples are:

- Requests for program assistance from employees, families of employees or board members, or families of board members of recipients or sub-recipients

- Recipients or sub-recipients contracting with or procuring materials from employees, families of employees or board members, or families of board members of recipients or sub-recipients.

All HOME recipients are responsible for identifying situations in which a conflict of interest, whether real or perceived, may exist. If a conflict of interest is identified, the grantor agency must seek an exemption.

IMPORTANT

Each applicant must develop and utilize a standard program application form. Each household must complete the standard application form. If necessary, the agency will provide assistance in preparing the form, especially to the elderly, handicapped, limited-English speaking persons and persons who are unable to read and/or write. A Uniform Residential Loan Application is not considered a program application and cannot be used as such under this program.

OTHER APPLICABLE FEDERAL REQUIREMENTS

These are contained in the HOME Investment Partnerships Program regulations which are codified at 24 CFR Part 92.

HOME INCOME LIMITS

Annual household income must be calculated based on HUD regulations at 24 CFR Part 5 and compared to the most recent HUD Income limits based on HUD estimates of median family income, with adjustments based on family size.

HOME BUYER COUNSELING

All prospective first-time homebuyers will receive counseling on the obligations, terms, and conditions associated with a HOME funded property. This counseling will cover how the first-time homebuyer program works and require the potential homebuyer to sign acknowledgement of program guidelines.

The Urban County Government requires that its nonprofits either provide homeownership counseling to all its first-time homebuyers or to refer them to another agency which offers the service. This counseling should include credit maintenance, budget planning, home maintenance, and a minimum of one year post-purchase counseling.

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Revised March 2007

Revised October 2007

Revised February 2008

Revised May 9, 2008

Revised March 2010

Revised April 28, 2011

Revised April, 25, 2013

Revised February 25, 2014

ATTACHMENT 3 – STANDARDS FOR PROVIDING ESG ASSISTANCE

Lexington-Fayette Urban County Government Standards for providing ESG Assistance

The standards for operating rapid rehousing/homelessness prevention programs are as follows:

RAPID RE-HOUSING

The intent of the *Rapid Re-Housing* component of the ESG program is to move people who are currently homeless to stable housing. In order to accomplish this, the program must provide sufficient assistance and support. The grant, therefore, will provide:

Medium-term rental assistance, lasting up to 6 months, based on the needs of the participant. The case manager will assess the client to determine how much financial assistance and for how long is needed to achieve housing stability. The assessment is based on the amount of housing barriers of the individual/family. Financial assistance may include:

- Deposit on a rental unit
- Rental assistance that will decrease over the months of assistance as the participant becomes more self-sufficient. The grant may pay the following percentage of rent:
 - 1st month – up to 100%
 - 2nd month – up to 100%
 - 3rd month – up to 100%
 - 4th month – up to 75%
 - 5th month – up to 50%
 - 6th month – up to 30%
- Deposit for utility service, if utilities are not included in rent
- Utility assistance, if utilities not included in rent, up to 100% for up to six months.
- Rental or utility arrears (up to 6 months of past due bills) if arrearage prevents participant from moving into rental unit

Intensive case management, for the duration of the financial assistance, to address barriers to maintaining stable housing. The case manager will work with the participant to develop a permanent housing plan, which may include financial literacy, budgeting, personal goal setting, etc. In addition, the case manager will help the individual/family access mainstream benefits for which they may be eligible. The case manager will meet monthly with the participant.

Access to the ESG's Rapid Rehousing program will be through referrals from agencies serving individuals/families who are homeless. An emphasis will be placed upon youth between the ages of 18 and 24 who have aged out of foster care and who have no support networks. Agencies providing referrals to the Rapid Re-Housing program will include:

- Arbors Youth Shelter
- Hope Center Emergency Shelter
- Salvation Army Emergency Shelter

- Dismas Charities
- Veterans Administration
- Greenhouse17 (Domestic Violence Shelter)
- Volunteers of America
- Catholic Action Center (Community Inn)

Additional agencies to coordinate and work with include:

- Kentucky Refugee Ministries
- Bluegrass Community Health Center
- Education for Homeless Children and Youth (EHCY)

The goal of coordinated entry points into the ESG Rapid Rehousing program is to have appropriate individuals/families referred to the program. So that no matter which program or agency a person/family presents to, if they appear to be eligible, they will be referred to the agency providing Rapid Rehousing assistance. The idea is that no matter where someone shows up – there is “no wrong door.”

HOMELESSNESS PREVENTION

ESG’s *Homeless Prevention* program will serve households who have the highest risk of becoming homeless without ESG assistance. In particular,

- families with children lacking stable housing, who meet the definition of at-risk, and
- youth between the ages of 18 and 24 who have aged out of foster care and who have no support networks

Levels of assistance are as follows:

Medium-term rental assistance, lasting up to 6 months, based on the needs of the participant. The case manager will assess the client to determine how much financial assistance and for how long is needed to achieve housing stability. The assessment is based on the amount of housing barriers of the individual/family. Financial assistance may include:

- Deposit on a rental unit
- Rental assistance that will decrease over the months of assistance as the participant becomes more self-sufficient. The grant may pay the following percentage of rent:

1st month – up to 100%

2nd month – up to 100%

3rd month – up to 100%

RECERTIFICATION FOR INCOME ELIGIBILITY

4th month – up to 75%

5th month – up to 50%

6th month – up to 30%

- Deposit for utility service, if utilities not included in rent
- Utility assistance, if utilities not included in rent, up to 100% for up to six months.
- Rental or utility arrears (up to 6 months of past due bills) if arrearage prevents participant from moving into/maintaining rental unit

Intensive case management, for the duration of the financial assistance, to address barriers maintaining stable housing. The case manager will work with the participant to develop a permanent housing plan, which may include financial literacy, budgeting, personal goal setting, etc. In addition, the case manager will help the individual/family access mainstream benefits for which they may be eligible. The case manager will meet monthly with the participant.

ESG funds may only be used to help a program participant remain or move into housing that meets the International Property Maintenance Code as approved by the LFUCG. All housing occupied by program participants must also comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and implementing regulations. For inspections of units for compliance, Code Enforcement Officers in the Division of Grants and Special Programs will make inspections, document code compliance, require corrections, and re-inspect. The case manager will be responsible for distributing “Protect Your Family from Lead in Your Home,” (EPA-747-K-12-001) to program participants residing in rental units build before 1978, and will be responsible for documenting compliance with distribution of this document and placing proof of compliance in each client’s file.

Rental assistance can only be provided if the rent does not exceed the Fair Market Rent established by HUD, and complies with HUD’s standard of rent reasonableness, as established under 24 CFR 982.507. HUD’s published Fair Market Rents include utilities. For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (electric, gas, sewer, and water) established by the public housing authority for the area in which the housing is located.

Also eligible costs are rental application fees if they are charged by owner to all applicants, security deposits that are no greater than two months’ rent, and last month’s rent at the time the owner is paid the security deposit and the first month’s rent. Last month’s rent may not exceed one month’s rent and is included in calculating the program participant’s total rental assistance. Rental arrears of up to six months, including late fees, is also eligible if necessary for the household to achieve or maintain permanent housing. This payment in arrears is not included in calculating the program participant’s total rental assistance of up to six months.

Standard utility deposits required by utility company for all customers for gas, electric, and water are eligible.

Case Manager must document the level of assistance that is needed in order for the household to achieve and maintain housing stability.

Utility arrears for electric, sewer, gas, and water for up to six months may be provided if necessary for the household to achieve or maintain permanent housing. A partial

payment of a utility bill counts as one month. All payments for utilities must be itemized by month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company. These payments in arrears are not included in calculating the program participant's total rental assistance of up to six months.

Rental assistance payments may only be made to an owner with whom the agency has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the agency a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. The agency must make timely payments to each owner in accordance with the rental assistance agreement. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. Late payment penalties are not ESG eligible expenses.

Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks.

The Case Manager must meet with all program participants not less than once per month to assist participants in ensuring long-term housing stability while providing homelessness prevention or rapid rehousing assistance.

If the agency intends to terminate assistance to clients who violate program requirements, the Agency must do so by use of a formal process that recognizes the rights of the individuals affected. The formal process for terminating rental assistance must comply with 24 CFR 576.402 (b).

EMERGENCY SHELTER OPERATIONS

Emergency Solutions Grant Funds will be used for operation of emergency shelters for single men, single women, families, unaccompanied youth, and victims of domestic violence. Emergency shelters are defined as facilities that provide overnight accommodations for homeless persons.

Shelters must establish written standards for the provision of assistance under the Emergency Solutions Grants program and apply these standards consistently for all program participants, to fully staff the facilities and provide for appropriate supervision at all times, and to provide adult individual or group counseling, advocacy and referrals, job-skills training, and job placement assistance, and a follow-up program to homeless persons.

Shelters must maintain and follow written intake procedures to ensure compliance with the homeless definition. The procedures must require documentation at intake of the evidence relied upon to establish and verify homeless status. The procedures must establish the order of priority for obtaining evidence as third-party documentation first, intake worker observations second, and certification from the person seeking assistance third. However, lack of third party documentation must not prevent an individual or family from being immediately admitted to emergency shelter, receiving street outreach services, or being immediately admitted to shelter or receiving services provided by a victim service provider. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates on which entries are made. Shelters agree to fully comply with 24 CFR 576.500 in the documentation of client eligibility for emergency shelter services. For each individual and family determined ineligible to receive Emergency Solutions Grant (ESG) assistance, the record must include documentation of the reason for that determination. The Shelter must ensure that data on all persons served and all activities assisted under ESG are entered into the applicable community-wide HMIS (homeless management information system) in accordance with standards of the U.S. Department of Housing and Urban Development.

Shelters must meet the following minimum safety, sanitation, and privacy standards:

- (1) *Structure and materials.* The shelter building must be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents.
- (2) *Access.* The shelter must be accessible in accordance with Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; the Fair Housing Act (42 U.S.C. 3601 *et seq.*) and implementing regulations at 24 CFR part 100; and Title II of the Americans with Disabilities Act (42 U.S.C. 12131 *et seq.*) and 28 CFR part 35; where applicable.
- (3) *Space and security.* Except where the shelter is intended for day use only, the shelter must provide each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.
- (4) *Interior air quality.* Each room or space within the shelter must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.
- (5) *Water supply.* The shelter's water supply must be free of contamination.
- (6) *Sanitary facilities.* Each program participant in the shelter must have access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
- (7) *Thermal environment.* The shelter must have any necessary heating/cooling facilities in proper operating condition.
- (8) *Illumination and electricity.* The shelter must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety.

There must be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.

- (9) *Food preparation.* Food preparation areas, if any, must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
- (10) *Sanitary conditions.* The shelter must be maintained in a sanitary condition.
- (11) *Fire safety.* There must be at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors must be located near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas of the shelter must have at least one working smoke detector. There must also be a second means of exiting the building in the event of fire or other emergency.

Shelters shall administer a policy designed to ensure that facilities are free from the illegal use, possession, or distribution of drugs or alcohol by its employees and beneficiaries.

Shelters shall develop procedures that insure confidentiality of records pertaining to an individual provided family violence prevention or treatment services.

Shelters shall comply with the requirements of 24 CFR 576.402 which provides for the termination of assistance to individuals who violate program requirements. Termination of assistance must be in accordance with a formal process established by the Shelter that recognizes the rights of individuals affected. The Shelter must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

The Shelter must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the area covered by the Continuum of Care or area over which the services are coordinated to provide a strategic, community-wide system to prevent and end homelessness for that area.

The Shelter shall comply with the requirements of Title VI of the Civil Rights Act of 1964 as amended; Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3601 through 3619, and all implementing regulations and executive orders; shall comply with the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and the prohibitions against discrimination against handicapped individuals under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).

The Shelter shall ensure that emergency services shall be made available without regard to actual or perceived sexual orientation, gender identity or marital status. Shelter shall not inquire about the sexual orientation or gender identity of any applicant for or person receiving these services.

ATTACHMENT 3 – FAIR HOUSING AND TITLE VI

Lexington currently funds the Human Rights Commission from the Community Development Block Grant Program to conduct fair housing education and outreach efforts, to analyze and eliminate housing discrimination in the jurisdiction, and to promote fair housing choice for all persons in the community. In addition to CDBG funds, LFUCG also provides the commission with \$235,000 in general fund dollars for agency operation.

The last Analysis of Impediments to Fair Housing was completed in 2009. Lexington is currently drafting an RFP requesting interested firms and organizations to submit proposals for a new Analysis of Impediments to be completed by December 31, 2015. The Lexington Fair Housing Council and the Lexington-Fayette County Human Rights Commission are among the agencies who will be asked to participate in drafting the RFP and in selection of a consultant.

Consultation with the Executive Director of the Lexington Fair Housing Council has been conducted. Results of this consultation indicate that while progress has been made in furthering fair housing in Lexington, there are still improvements to be made. Cost of housing and land tend to be the greatest factors in preventing a more integrated housing environment. Family households are looking for housing for rent and ownership in neighborhoods with low crime rates and better performing schools, areas which tend to have higher-cost housing. This pattern is self-perpetuating. Because of land and property costs, developers of low-income housing are not necessarily able to develop housing in neighborhoods with low crime rates and good schools. The more desirable approach would be low concentration of units for low-income households across many neighborhoods or a mixed-income approach.

During the summer of 2015, the jurisdiction will revise its Citizens Participation Plan to include federal regulation updates, to provide for more inclusive participation by all citizens, and to update the methods by which citizens are notified of public hearings, application announcements, and draft plan notifications. The jurisdiction plans to make use of social media. The Citizens Participation Plan may also incorporate elements of Title VI requirements. At this time, advertisements for public hearings are advertised in the media that serves the African American population, but are not interpreted in other languages.

The LFUCG Division of Grants and Special Programs has begun drafting a “Four-Factor Analysis and Language Access Plan for Limited English Proficiency Persons” for compliance with Title VI. This plan will be completed by September 30, 2015. An analysis of LEP populations indicate that approximately 15,000 persons in Fayette County speak English less than “very well.” Spanish and Chinese are the two languages that meet the threshold requirement of 1,000 or more. Individuals who do not speak English “very well” but do speak a language other than Spanish or Chinese also need to be accommodated as well as possible given the available resources. Per the 2013 “State of Fair and Affordable Housing Report” for Lexington-Fayette Urban County, the top 10 foreign languages spoken are Spanish, French, Russian, Chinese (Mandarin and Cantonese), Japanese, Vietnamese, Arabic, Swahili and Portuguese. These languages will be taken into consideration when the Language Assistance Plan is developed. LFUCG’s subrecipients of CDBG, ESG, and HOME funds are required to comply with the provision of Title VI. Most of these subrecipients serve a diverse population, and are able to provide interpreters or use the language line when necessary. Staff of the Division of Grants and Special Programs attended Title VI training in the spring of 2015, offered by the Kentucky Transportation Cabinet.