



# LEXINGTON

## DRAFT CONSOLIDATED PLAN

2022

## ONE-YEAR ACTION PLAN

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

APRIL 11, 2022

FOR FURTHER INFORMATION:

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Annual Action Plan  
2022

# Executive Summary

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

### 1. Introduction

The Lexington-Fayette Urban County Government's 2022 Annual Action Plan represents the jurisdiction's goals and objectives for addressing housing and community development needs for the period July 1, 2022 through June 30, 2023. This executive summary provides an overview of the plan including Lexington-Fayette County's proposed strategy for addressing these problems during the coming year. 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. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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 in the Consolidated Plan, approximately 20,000 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 one-year period, the jurisdiction plans to add or rehabilitate 43 units of rental housing, 18 of which will be HOME units, through Consolidated Plan resources and other funding sources. 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 and an emergency repair program. Over the one-year period, it is anticipated that 36 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 one-year period, three (3) 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 emergency shelters for single women and their children; children and youth ages 6 weeks to 18 years; and an emergency shelter for adults and children who are the victims of domestic violence. Annually,

approximately 334 persons will have access to emergency shelter and other services to help them move to permanent housing. With ESG funds, two rapid rehousing programs will assist 24 individuals. The jurisdiction will continue its replacement of storm water facilities, sidewalks, streets, and sanitary sewers in the Meadows-Northland-Arlington area. Over the one-year period, a public investment of \$800,000 will be made to improve the livability of this neighborhood.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the reporting period (July 1, 2020 through June 30, 2021), the local government used federal funding from the U.S. Department of Housing and Urban Development to address housing needs, public improvements, and social services needs of the low-income population of Lexington-Fayette County. Funds were used to offset the cost of a facility to expand services for abused, neglected, and dependent children. Construction was completed on 2 new rental units for low-income persons and 21 owner-occupied existing housing units were rehabilitated. Two ramps were constructed to assist low-income owner-occupied households with occupants with disabilities. Four low-income first-time homebuyers were assisted in purchasing housing units. Two nonprofit agencies provided 10 extremely low-income households with tenant based rental assistance. Four non-profit agencies and the local government provided housing and supportive services to 1,682 homeless persons, and assisted 627 homeless persons into permanent housing during the program year. Additionally 1 person received homeless prevention services for assistance with rent to remain in their current housing units. Outreach services were provided for 112 young adults who are homeless or at risk of being homeless. Three non-profit organizations and the local government provided evening and after-school services to 428 youth in an effort to help them succeed in school and become productive adults.

Construction continued on public improvements at Edgelawn Avenue from Blue Grass Avenue to the end of the street, and on Bolser Avenue from Bryan Avenue to Highlawn Avenue. Improvements were completed at the Living Arts & Science Center, Russell School Community Center Recreation Area, Thompson Road Park and the Charles Young Center.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Lexington-Fayette Urban County Government (LFUCG) followed an adopted Citizens Participation Plan in its development of the 2022 Consolidated Plan. The LFUCG conducted two public hearings (December 6, 2021 and March 21, 2022) 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 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**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments received.

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

No comments received.

## **7. Summary**

Lexington-Fayette Urban County Government solicits applications from organizations requesting funds to carry out Consolidated Plan projects. Because funding is limited, the LFUCG is unable to fulfill all requests. A summary of all applications received is attached in appendices.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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 (optional)**

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 contracts with a loan servicing agency for servicing 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 assumed responsibility for the Continuum of Care in May 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 Chief Administrative Office. 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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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In preparation of the 2021 Annual Action Plan, the Lexington-Fayette Urban County Government (LFUCG) consulted with a variety of organizations who have an interest in homelessness, housing for low-income persons, social and mental health services, and community development activities. In addition to the organizations below, staff members consulted with the LFUCG Affordable Housing Manager, the LFUCG Office 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.

### **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. The LFUCG provides more than \$3 million annually from its general fund in addition to federal funds to subrecipient organizations including assisted housing and public housing providers. As part of that funding process, 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, Office of Substance Abuse and Violence Intervention, 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.

In addition, the LFUCG operates separately an Office of Homelessness Prevention & Intervention and Office of Affordable Housing. Each of those offices is advised by a board that includes key stakeholders who inform funding and policy decisions. The LFUCG Homelessness Prevention and Intervention Board brings together homeless shelters, domestic violence providers, recovery programs, law enforcement, hospitals, landlords, housing developers, veterans services providers, and many more organizations who review community needs and develop and implement solutions, some of which are ultimately supported with federal funding to subrecipients as reflected in the Annual Action Plan. This same process applies for affordable housing. The LFUCG operates an Affordable Housing Trust Fund supported with \$2 million annually from the city's general fund. This board collaborates with the city's Division of Grants and Special Programs to build financing packages for affordable housing development that include federal, state, local and private funding. This fund's governing board brings together bankers, housing developers, social service providers, elected officials, Realtors, and citizens to set funding priorities and review progress.

**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.**

The LFUCG, through its Office of Homelessness Prevention & Intervention, serves as the Collaborative Applicant and lead agency for the one-county Lexington-Fayette Continuum of Care. The 13-member LFUCG Homelessness Prevention & Intervention Board serves as the local CoC Board and, along with a two-person staff, conducts all planning, prioritization and funding recommendations for the federal CoC funding in the Continuum but also for an annual allocation of \$750,000 from the city's general fund which is used to make grants for CoC priorities. The LFUCG Division of Grants and Special Programs coordinates efforts with the CoC through participation in all CoC meetings and communication about funding priorities and decisions. This ensures that the jurisdiction's federal funds are directed to best serve the CoC's plans and priorities for serving people experiencing homelessness, especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth as well as people at risk of homelessness. LFUCG allocation of ESG funds, for example, to Rapid Rehousing serves to address a critical need for Rapid Rehousing that was identified by the CoC, especially for youth. In addition, this project's participation in Coordinated Entry serves to further support the CoC in its efforts to prevent and reduce homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 implement a community-wide coordinated entry system. Grants & Special Programs staff members meet often with the Office of Homelessness and Division of Social Services to review outcomes and spending and adjust programming as needed to reflect CoC needs and priorities.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/ Organization</b>	HOPE CENTER
	<b>Agency/Group/ Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual meetings and participation in Continuum of Care. The Hope Center serves on the CoC Board and participates in coordinated entry. This relationship is strong and will continue as Hope Center is the primary men's shelter in Lexington. This is also a HUD-designated envision center.

2	<b>Agency/Group/ Organization</b>	Lexington Fair Housing Council
	<b>Agency/Group/ Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Impediments to Fair Housing
	<b>Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed evictions data and housing instability information and participated in a series of Landlord-Tenant Forums to collect information on community needs and problems faced by people in need of affordable housing. Coordinating with this organization to operate the U.S. Treasury-funded Emergency Rental Assistance Program including having a presence in eviction court.
3	<b>Agency/Group/ Organization</b>	LEXINGTON HABITAT FOR HUMANITY
	<b>Agency/Group/ Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Working with this organization on the challenge of increasing costs of land/property in Lexington-Fayette County and how HOME funds can support their programming to help more first-time homebuyers access homeownership in an increasingly expensive market.
4	<b>Agency/Group/Organization</b>	REACH, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Like Habitat, REACH consultations include conversations surrounding how to deal with a very active and expensive real estate market and how adjustments can be made in the LFUCG process and HOME program to better facilitate homeownership opportunities. This is an ongoing relationship with regular conversations for continuous improvement.
5	<b>Agency/Group/Organization</b>	COMMUNITY ACTION COUNCIL FOR LEXINGTON-FAYETTE, BOURBON,HARRISON
	<b>Agency/Group/Organization Type</b>	Community Action Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Engaged with this organization to take on multiple roles in response to the COVID-19 pandemic including expansion of temporary shelter capacity in Lexington for individuals and families experiencing homelessness. The organization was also the primary partner in operation of the U.S. Treasury funded Emergency Rental Assistance Program.
6	<b>Agency/Group/Organization</b>	Commerce Lexington
	<b>Agency/Group/Organization Type</b>	Chamber of Commerce
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Ongoing consultation on economic development needs for low-income areas and areas of high unemployment including specific opportunities. LFUCG continues to support locally funded workforce development projects and a jobs incentive fund. Will continue to evaluate those projects and consider opportunities for leveraging federal funding.</p>
7	<p><b>Agency/Group/Organization</b></p>	<p>VOLUNTEERS OF AMERICA</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Veteran Services Organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>VOA leads a CoC sponsored Veterans Committee to review housing and employment needs specific to veterans. The Office of Homelessness is deeply involved with this group including coordinated entry for homeless veterans. The Jurisdiction has ended veteran homelessness per HUD and USICH standards.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Kentucky Interagency Council on Homelessness</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Intergovernmental Planning Body</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Director of the LFUCG Office of Homelessness serves on this statewide intergovernmental coordinating agency. Group meets quarterly to review housing data and evaluate programming. Also seeks opportunities to improve collaboration across state and local government in Kentucky using a statewide and regional approach.</p>
9	<p><b>Agency/Group/Organization</b></p>	<p>Arbor Youth Services, formerly MASH Services of the Bluegrass</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Runaway and Homeless Youth Provider</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Needs - Unaccompanied youth</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This organization serves as the local lead for serving youth 18-24 who are homeless or at risk of homelessness. Opened a new transitional housing facility for youth using property formerly owned by LFUCG and rehabbed with funds from the LFUCG Affordable Housing Fund. Currently negotiating with this group to take on a Juvenile Detention Alternative program at the LFUCG jail.</p>
10	<p><b>Agency/Group/Organization</b></p>	<p>AIDS VOLUNTEERS, INC.</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with HIV/AIDS</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Reviewed activities including the HOPWA program. Coordinate every other month through Homelessness Prevention &amp; Intervention (COC) Board meetings. Broke ground this year on a large permanent housing development supported by HOME and LFUCG Affordable Housing funds that will also house the organization's services.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

Broadband internet service providers were not consulted. The broadband internet services and connections in Lexington-Fayette area is available to all residential neighborhoods are highly accessible according to Federal Communications Commission (FCC) datasets. The Lexington-Fayette is well-covered. The FCC data shows three or more of the top residential providers (Metronet, Windstream, Charter Communication and Viasat) are all available at 100% in the City. In terms of needs and status of LMI households and neighborhoods, these areas are highly scattered throughout the Lexington. According to the datasets there is no area in Lexington-Fayette, which is broadband internet services is not available.

The Lexington-Fayette Emergency Management identifies all natural hazard risks and vulnerability in neighborhoods in all areas in Lexington-Fayette County which includes housing occupied by low to moderate-income households. The Lexington Fayette Emergency Operations Plan (EOP) was approved and officially adopted by the Mayor and Urban County Council in February 2021. The EOP provides the framework in which responding departments and agencies, along with nongovernmental community partners, plan, coordinate, and perform their respective emergency functions during an emergency or disaster. The EOP was prepared in accordance with federal, state, and local statues and will be exercised, revised, and updated as required.

**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	LFUCG Office of Homelessness Prevention and Intervention	Goals are consistent
2018 Comprehensive Plan for LFUCG	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 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**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

**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 2019 Annual Action Plan. The LFUCG conducted two public hearings (December 6, 2022, and March 21, 2022) in an attempt to solicit citizen comment on the housing and community development needs of the community. A draft annual action plan was published on April 11, 2022 providing for a 30-day review and comment period through May 11, 2022. The draft plan was submitted to the Urban County Council for work session review and final approval on May 5, 2022.

**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 Meeting	Minorities Non-targeted/broad community	13 persons attended first public hearing. 11 persons attended second public hearing.	No comments were received.		
2	Internet Outreach	Non-targeted/broad community	Public hearings and plan publication were advertised on the government website and social media page.	No comments were received.		<a href="http://www.lexingtonky.gov">www.lexingtonky.gov</a>

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)
3	Letters and emails to LFUCG staff, 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 Appendices.	See summary	Some projects were not approved for funding due to past performance, but primarily due to limited funding and/or concerns about applicant capacity.	

Table 4 – Citizen Participation Outreach

## Expected Resources

### 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 \$300,000 as grant match for HOME to be used for housing rehab, homeownership, and rental housing development, and grant match in the amount of \$60,471 for rapid rehousing/homelessness prevention (ESG) and \$7,763 for administration (\$7,763).

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 \$850,000 will be used for emergency shelter operations. LFUCG sewer user funds in the amount of \$250,000 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 Remainder 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	2,440,132	175,000	0	2,615,132	7,845,396	CDBG funds will leverage City dollars through public infrastructure, housing activities, public facilities improvements and support services to the community

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,342,387	100,000	0	1,442,387	4,327,161	Lexington-Fayette Urban County Government will use HOME dollars to leverage to rental housing developments for multifamily and senior citizens rental, homeownership, CHDO Rental Housing Development and homeowner rehab as well as tenant based rental assistance. \$300,000 match is included in funds to be utilized.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	207,017	0	0	207,017	621,051	Lexington-Fayette Urban County Government leverage ESG funds for rapid rehousing and emergency shelter operations and match \$60,471. Other match for the Emergency Solutions Grants Program in the amount of \$154,309 will be provided as in-kind match from the Community Partners

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,000,000	0	0	2,000,000	6,000,000	Lexington Fayette Urban County Government General Fund
Other	public - local	Admin and Planning Financial Assistance Homebuyer assistance Rental Assistance	363,065	0	0	363,065	1,089,195	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	850,000	0	0	850,000	2,550,000	Lexington-Fayette Urban County Government General Fund
Other	public - local	Public Improvements	300,000	0	0	300,000	900,000	Sewer User funds collected for purpose of operating sanitary sewer system and for rehabilitating deteriorating sanitary sewers

Table 5 - 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 2022 General Fund grant match in the amount of \$300,000 for the required HOME Investment Partnership Match.

The Lexington-Fayette Urban County Government will provide from its 2022 General Fund grant match in the amount of \$63,065 as partial match for the Emergency Solutions Grants Program. Other match for the Emergency Solutions Grants Program in the amount of \$143,952 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 \$850,000 for the “Innovative and Sustainable Solutions to Homelessness Fund” continuing on into the Fiscal Year 2022.

LFUCG annually allocates operating funds (General Fund) to community partner agencies with general fund dollars. To this end, an estimated annual allocation in the amount of \$850,000 will be expended for emergency shelters in the community in Fiscal Year 2022.

**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.

## Annual Goals and Objectives

### 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	Development of Rental Housing	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Lexington-Fayette County	Affordable Housing	HOME: \$1,179,574	Rental units constructed: 13 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Homeownership	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	HOME: \$150,000	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	CDBG: \$498,184 HOME: \$241,724	Homeowner Housing Rehabilitated: 25 Household Housing Unit
4	Handicap Accessibility for Homeowners	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	CDBG: \$51,728	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Emergency Repair for Homeowners	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit
6	Public Improvements	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Improvements and Infrastructure	CDBG: \$1,000,000 LFUCG Sewer User Funds: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Other Public Facilities	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Facilities	CDBG: \$20,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
8	Public Services- Youth Programs	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Services	CDBG: \$102,024	Public service activities other than Low/Moderate Income Housing Benefit: 2895 Persons Assisted
9	Public Services-- Homeless Populations	2020	2024	Homeless	Lexington-Fayette County	Public Services	CDBG: \$49,919	Public service activities other than Low/Moderate Income Housing Benefit: 14 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 334 Beds
10	Rapid Rehousing	2020	2024	Homeless	Lexington-Fayette County	Rapid Rehousing	ESG: \$76,286 Grant Match: \$76,286	Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Homelessness Prevention	2020	2024	At-risk of homelessness	Lexington-Fayette County	Homelessness Prevention	ESG: \$130,731 Grant Match: \$130,731	Homelessness Prevention: 314 Persons Assisted
12	Fair Housing	2020	2024	Administration	Lexington-Fayette County	Public Services	CDBG: \$50,000	Other: 1 Other
13	Parks and Community Centers	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Facilities	CDBG: \$278,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
14	Public Services - Non-Homeless Special Populations	2020	2024	Non-Homeless Special Needs	Lexington-Fayette County	Affordable Housing Public Facilities Public Improvements and Infrastructure Public Services	CDBG: \$315,529 HOME: \$94,239	Rental units constructed: 17 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
15	Public Services- Financial Counseling and Education	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Affordable Housing	CDBG: \$350,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Development of Rental Housing
	<b>Goal Description</b>	<p>HOME funds will be used to support new construction 24 multifamily units permanent affordable rental housing. Total four HOME units. This project will also be supported with private financing and equity from Low-Income Housing Tax Credits.</p> <p>HOME funds will be used to support new construction 252 multifamily units permanent affordable rental housing. Total of 11 HOME units. his 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> <p>The REACH, non-profit organization, will use HOME funds for the to purchase and rehabilitate two existing structures for sale to low-income first time homebuyers.</p>
2	<b>Goal Name</b>	Homeownership
	<b>Goal Description</b>	HOME funds will be used to a support first-time homebuyer program that is operated by R.E.A.C.H., Inc. Approximately 3 low-income households will become homeowners with assistance from this program.
3	<b>Goal Name</b>	Homeowner Housing Rehabilitation
	<b>Goal Description</b>	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 2021 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.

4	<b>Goal Name</b>	Handicap Accessibility for Homeowners
	<b>Goal Description</b>	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.
5	<b>Goal Name</b>	Emergency Repair for Homeowners
	<b>Goal Description</b>	CDBG funds will be used to implement an emergency repair program for low income homeowners. It is anticipated that at least 11 homeowners will benefit from this program
6	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	<b>Public Improvements</b> With CDBG funds, the LFUCG will continue its public improvements in Meadows/Northland/Arlington: 6B2 Highlawn Ave. from Bluegrass Ave. to end of Gracelawn Ave. Activities include replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.
7	<b>Goal Name</b>	Other Public Facilities
	<b>Goal Description</b>	LFUCG will use CDBG funds in the amount of \$20,000 to replace sidewalks for low-income homeowners.
8	<b>Goal Name</b>	Public Services-Youth Programs
	<b>Goal Description</b>	The LFUCG will use approximately 6.2% of its CDBG revenue for the support of public services in the community. Of the \$151, 691 allocated for services, \$102,024 will be used to support services for low-income youth. These services will be Police Activities League, Arbor Youth Services, Big Brothers Big Sisters, Carnegie Center and Explorium.

9	<b>Goal Name</b>	Public Services--Homeless Populations
	<b>Goal Description</b>	The LFUCG will use approximately 6.2% of its CDBG revenue for the support of public services in the community. Of the \$151,691 allocated for services, \$49,667 will support services for youth ages 18-24 that are currently homeless or precariously housed and at risk of becoming homeless. ESG funds in the amount of \$123,000 will be used to support emergency shelter operations at Arbors Youth Services and GreenHouse17. Local General Fund dollars in the amount of \$850,000 will be used to support emergency shelter operations at Arbor Youth Services, GreenHouse17, Hope Center, and Salvation Army.
10	<b>Goal Name</b>	Rapid Rehousing
	<b>Goal Description</b>	Community Action Council will be funded in the amount of \$38,143 in ESG funds for the purpose of operating a rapid rehousing program assisting an estimated 14 families to become permanently housed. LFUCG will provide match in the amount of \$27,667 and agency match of \$10,476.  Arbor Youth Services will be funded \$38,143 to prevent homelessness to 10 between ages of 18 and 24 who are at risk of homelessness. LFUCG will provide match in the amount of \$27,667 and agency match of \$10,476.
11	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Arbors Youth Services, Inc., will be funded in the amount of \$73,000 in ESG funds to support the costs of a youth advocate to provide case management services to ten young households (aged 18-24) 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.  GreenHouse17 will be funded in the amount of \$50,000 in ESG funds to support emergency shelter and supportive services to 300 men, women and children who are homeless as a result of domestic violence.
12	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	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.

13	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
14	<b>Goal Name</b>	Public Services - Non-Homeless Special Populations
	<b>Goal Description</b>	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.
15	<b>Goal Name</b>	Public Services-Financial Counseling and Education
	<b>Goal Description</b>	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.
16	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	HOME Administration CHDO administrative costs of the jurisdiction's CHDO the Lexington-Fayette County Local Development Corporation and R.E.A.C.H.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

During the 2021 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	Grantee Administration
2	Fair Housing Education and Outreach
3	Meadows/Northland/Arlington
4	LFUCG Homeowner Sidewalk Replacement
5	Housing Rehabilitation Operations
6	Single Family Housing Rehabilitation Program
7	Housing Rehabilitation, Emergency Repair
8	Realtor Community Housing Foundation Repair Program
9	AVOL Kentucky
10	Youth Services
11	First-Time Homebuyers Program--R.E.A.C.H.
12	HOME Administration--CHDO
13	CHDO-Fayette County Local Development Corporation
14	CHDO-REACH, Inc.
15	Development of Rental Housing Units for Low Income Households

#	Project Name
16	ESG21 Lexington-Fayette County

**Table 7 - 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 assigning priorities to housing needs, the LFUCG places the highest priorities on the development of rental housing for extremely low-income households (<= 30% of area median income) and very low-income households (30.1% to 50% of median income) 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 <=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 siting 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**

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<b>1</b>	<b>Project Name</b>	Grantee Administration
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Development of Rental Housing Homeownership Homeowner Housing Rehabilitation Emergency Repair for Homeowners Public Improvements Other Public Facilities Public Services-Youth Programs
	<b>Needs Addressed</b>	Affordable Housing Public Facilities Public Improvements and Infrastructure Public Services
	<b>Funding</b>	CDBG: \$315,529 HOME: \$94,239
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	200 East Main Street, Lexington, KY 40507
	<b>Planned Activities</b>	Funds will be used to support the administrative costs of the CDBG and HOME programs. Funds will be used to support personnel costs, training, supplies, and professional services.
<b>2</b>	<b>Project Name</b>	Fair Housing Education and Outreach
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Lexington Human Rights Commission will serve an estimated 1,500 individuals.
	<b>Location Description</b>	342 Waller Avenue, Suite 1a, Lexington, KY 40504
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Meadows/Northland/Arlington
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$800,000 LFUCG Sewer User Funds: \$300,000
	<b>Description</b>	Construction of Public Improvements in Meadows/Northland/Arlington: 6B2 Highlawn Avenue from Bluegrass Avenue to end of Gracelawn Avenue Activities include replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,000 residents will benefit from the project.

	<b>Location Description</b>	Construction of Public Improvements in Meadows/Northland/Arlington: 6B2 Highlawn Avenue from Bluegrass Avenue to end of Gracelawn Avenue
	<b>Planned Activities</b>	Public improvements include replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.
<b>4</b>	<b>Project Name</b>	LFUCG Homeowner Sidewalk Replacement
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Project proposes to replace sidewalks for low-income homeowners.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximate 10 low-income homeowners will benefit.
	<b>Location Description</b>	Scattered sites
	<b>Planned Activities</b>	Project proposes to replace sidewalks for low-income homeowners.
<b>5</b>	<b>Project Name</b>	Housing Rehabilitation Operations
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	200 East Main Street, Lexington, KY 40507
	<b>Planned Activities</b>	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.
6	<b>Project Name</b>	Single Family Housing Rehabilitation Program
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$498,184 HOME: \$241,724
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Federal funds will be used to provide 25 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.
	<b>Location Description</b>	Scattered sites
	<b>Planned Activities</b>	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.
7	<b>Project Name</b>	Housing Rehabilitation, Emergency Repair
	<b>Target Area</b>	Lexington-Fayette County

	<b>Goals Supported</b>	Homeowner Housing Rehabilitation Emergency Repair for Homeowners
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The Division of Grants and Special Programs will operate an emergency housing repair program for low-income homeowners to include electrical, plumbing, and HVAC repairs.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 11 households will be served.
	<b>Location Description</b>	Scattered Sites
	<b>Planned Activities</b>	Emergency repairs to include electrical, plumbing, and HVAC for low-income owner-occupants.
8	<b>Project Name</b>	Realtor Community Housing Foundation Repair Program
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Handicap Accessibility for Homeowners
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$51,728
	<b>Description</b>	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 sub-recipient agreement will be entered into with Realtor Community Housing Foundation for operation of the program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households will benefit.
	<b>Location Description</b>	Scattered sites

	<b>Planned Activities</b>	Low-income households with mobility disabilities will be assisted with installation of ramps or lifts.
<b>9</b>	<b>Project Name</b>	LFUCG Park Improvements
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Other Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$278,000
	<b>Description</b>	LFUCG will use CDBG funds in the amount of \$278,000 to replace lighting at a Lexington park in qualified census tracts. The number of beneficiaries is estimated to be 2000 individuals.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of beneficiaries is estimated to be 2000 individuals located in Census Tract 35.04.
	<b>Location Description</b>	396 Redding Road, Lexington, KY 40517
	<b>Planned Activities</b>	LFUCG Parks and Recreation replace lighting at existing Park Pickleball Court.
<b>10</b>	<b>Project Name</b>	Youth Services
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Public Services-Youth Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$151,691
	<b>Description</b>	Youth services activities for the 2021 program year include the Police Activities League, Arbor Youth Services, Big Brothers Big Sisters, Carnegie Center and Explorium. All programs provide educational activities for low-income children and adolescents.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These services will be provided by Police Activities League (175 youth), Arbor Youth Services (75), Big Brothers Big Sisters (20), Carnegie (2,400) and Explorium (300).

	<b>Location Description</b>	Police Activities League: 1625 Russell Cave Road, Lexington, KY 40511 Arbor Youth Services: 540 W. Third Street, Lexington, KY 40508 Big Brothers Big Sisters: 707 Howard Street, Lexington, KY 40508 and 555 E. Fifth Street, Lexington, KY 40508 Carnegie Center: 251 W. Second Street, Lexington, KY 40508 Explorium: 440 West Short Street, Lexington, KY 40508
	<b>Planned Activities</b>	Arbor Youth Services will conduct structured programs that targets homeless, runaway, at-risk youth and young families with youth ages 18-24. Activities include outreach, education and homeless services. Big Brothers Big Sisters will use funds for programs that supports more than 20 K-12 youth in School Plus Mentoring Program. Carnegie Center will use funds to addressing literacy needs of children in grades K-12. 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. Explorium of Lexington will use funds to provide 300 STEM/STEAM activity kits to homeless children.
<b>11</b>	<b>Project Name</b>	First-Time Homebuyers Program--R.E.A.C.H.
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households will benefit from this project.
	<b>Location Description</b>	Scattered sites

	<b>Planned Activities</b>	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.
<b>12</b>	<b>Project Name</b>	HOME Administration--CHDO
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Development of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$40,000
	<b>Description</b>	Administrative costs of the jurisdiction's CHDO--Lexington-Fayette County Local Development Corporation and R.E.A.C.H.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	FCDLC: 148 DeWeese Street, Lexington, KY REACH: 733 Red Mile Road, Lexington, KY 40504
	<b>Planned Activities</b>	Funds will be used to support the operating costs of the two CHDOs.
<b>13</b>	<b>Project Name</b>	CHDO-Fayette County Local Development Corporation
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Development of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$199,833
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 households will benefit from this project.

	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Funds will be used to support the construction costs of a total of 2 rental housing units. The units will be new construction and energy efficient.
<b>14</b>	<b>Project Name</b>	CHDO-REACH, Inc.
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	REACH, Inc. as a CHDO, will purchase and rehabilitate 1 existing unit for sale to low-income first time homebuyers.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One housing unit will be developed.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Funds will be used to support the redevelopment costs of 1 housing unit.
<b>15</b>	<b>Project Name</b>	Development of Rental Housing Units for Low Income Households
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Development of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,076,591 Grant Match: \$300,000
	<b>Description</b>	HOME funds will be used as gap financing for the development of rental housing for low-income households.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Polo Club Park Apartments : 4 HOME Units Kearney Ridge Apartments: 11 HOME Units

	<b>Location Description</b>	Polo Club Park: 6411 Polo Club Lane, Lexington, KY 40509 Kearney Ridge Apartments: 2559 Kearney Ridge Boulevard, Lexington, KY 40511
	<b>Planned Activities</b>	HOME funds will be used to support new construction of 252 rental units (11 of which are HOME units) at Kearney Ridge Apartments for low-income families earning 60% or less of the area median income. HOME funds will be used to support new construction of 24 rental units (4 of which are HOME units) at Polo Club Park Apartments for low-income families earning 60% or less of the area median income.
<b>16</b>	<b>Project Name</b>	ESG21 Lexington-Fayette County
	<b>Target Area</b>	Lexington-Fayette County
	<b>Goals Supported</b>	Public Services--Homeless Populations Rapid Rehousing Homelessness Prevention
	<b>Needs Addressed</b>	Emergency Shelter Operations
	<b>Funding</b>	ESG: \$207,017 Grant Match: \$207,017
	<b>Description</b>	2021 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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency Shelter 310 will benefit and Rapid Rehousing 24 individuals will benefit from the proposed activities.
	<b>Location Description</b>	Arbor Youth Services: 536 W. Third Street, Lexington, KY 40508 GreenHouse17: 4400 Briar Hill Road, Lexington, KY 40516 Community Action Council: 710 West High Street, Lexington, KY 40508
<b>Planned Activities</b>	Operation of emergency shelters for victims of domestic violence. Operation of homelessness prevention for households at risk of homelessness. Operation of rapid rehousing program for homeless households.	

## **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 continue to direct funding from the Community Development Block Grant (CDBG) program into Census Tract 14 for public improvements. This phase of the Meadows-Northland Arlington project includes the replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements, and sanitary sewer improvements on Highlawn Avenue from Bluegrass Avenue. to end of Gracelawn 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.

In addition, sidewalks will be Highlawn Ave. from Bluegrass Ave. to end of Gracelawn Ave. Activities include replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way replaced for homeowners in low-income areas to bring homeowners property up to City code. LFUCG will provide assistance to low-income homeowners for sidewalk repair to bring property up to City code as well.

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 REACH. 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Lexington-Fayette County	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Public improvements in the Meadows-Northland-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. LFUCG Division of Code enforcement has identified the sidewalks project as a priority for low- and moderate-income residents.

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. REACH, Inc. provide 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.

### **Discussion**

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

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## 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—11 units

Realtor’s Community Housing Foundation RAMP program –accessibility improvements – 15 units

Kearney Ridge Apartments construct 252 new multifamily units permanent affordable housing—11 HOME units

Polo Club Park Apartments construct 24 new construction of - only four will be HOME-assisted

REACH, Inc. will purchase one single family home and rehabilitate to make available for sale to low-income household for homeownership

Fayette County Local Development Corporation will construct two new rental units

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	43
Special-Needs	0
Total	43

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	17

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	25
Acquisition of Existing Units	1
Total	43

**Table 10 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public 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.

Over 2,100 Lexington families are waiting for one of LHA's 914 public housing units to become available. Due to stiff competition with the community's large number of university students for other non-public-housing options, one-bedroom units are in particularly short supply.

Meanwhile, the demand for Housing Choice Voucher (HCV) units so outstrips supply that the Authority's waiting list was closed from August 2004 to October 2010. When LHA decided to briefly open the list to new applicants in 2018, the agency received over 3,500 applications in five days. The message is clear – Lexington desperately needs additional housing choices for low-income families.

LHA has been working tirelessly to fulfill this need. 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 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 eager to develop alternative strategies besides competitive grant applications that don't 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.

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

The Lexington Housing Authority (LHA) encourages self-sufficiency, community awareness and involvement to our clients through a variety of programs, one of the most visible is the Family Self-Sufficiency (FSS) program. FSS offers case management and supportive services to help a family gain financial self-sufficiency. Each participant's needs are customized and may include job training, career planning and financial literacy education, such as budgeting, saving and establishing good credit.

As a participation incentive, LHA will establish an escrow account for FSS Program families. Over the course of the program, as FSS participants achieve their self-sufficiency goals, their earned income will likely increase. When this occurs, LHA will escrow any increases the family pays in rent due to an increase in earned income. Families can then use funds to help achieve their established self-sufficiency goals while they are in the FSS Program or at their discretion once they have successfully met program goals.

Currently the LHA has 29 Housing Choice Voucher (HCV) Homeownership participants. The HCV Homeownership program is available to current HCV participants and public housing residents. Homeownership participants must be first-time homebuyers and they are required to participate in homeownership counseling.

HOME funds allocated to REACH, Inc., and Lexington Habitat for Humanity will 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. In fact, the LHA was designated by HUD as a High Performer in 2011 prior to entering the MTW Demonstration. The LHA maintains that designation during the Demonstration. The LHA's MTW agreement has been extended through 2028.

HUD's MTW program gives a select group of public housing authorities (PHAs) funding and policy flexibility not available to traditional PHAs. As of 2021, LHA enters its 10th year in the Demonstration.

**Discussion**

Assistance for Special Populations

LHA Housing Choice Voucher Special Partner Programs

The Housing Authority provides a fixed monthly rental subsidy to eight (8) special partners who have agreed to house and provide wraparound social services to a minimum of 436 families with special needs. HCV staff has signed Memoranda of Understanding (MOUs) in with each special partner program. During 2020, more than 600 families were housed through special partner programs that offer assistance to vulnerable populations that include individuals who may be homeless or at risk of homelessness, victims of domestic violence, individuals in recovery, elderly and disabled.

Foster Youth Initiative

During 2020 the LHA was awarded 25 vouchers through HUD's Foster Youth Initiative (FYI) to provide

housing assistance to foster youth. Generally speaking, when a foster youth reaches 18 years of age, they exit the foster care system and often lack the independent living skills to be successful on their own and are at risk of homelessness. LHA, in collaboration with local resources, will assist Family Unification Program (FUP) eligible youth to ensure the youth has access to safe, affordable housing, and are supported to reach self-sufficiency by working toward education and employment goals. The LHA provides the tenant-based voucher only as long as the foster youth receives case management services from the Public Child Welfare Agency/Kentucky Cabinet for Health and Family Services.

#### Emergency Housing Assistance Vouchers

The Lexington Housing Authority was notified by the U.S. Department of Housing and Urban Development (HUD) on May 10, 2021 of an award of seventy-six (76) Emergency Housing Vouchers (EHVs). The 76 vouchers are valued at \$621,780 in Housing Assistance Payment (HAP). The EHV's are awarded to PHAs with eligible populations with the greatest need. The vouchers are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. Nationwide, 70,000 EHV's were awarded to 696 PHAs. LHA will enter into a Memorandum of Understanding with Continuum of Care program administered by the Lexington-Fayette Urban County Government's (LFUCG) Office of Homelessness Prevention and Intervention to administer the EHV's.

## **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 in an effort to engage homeless persons who do not present to a shelter. This team is an active participant with Coordinated Entry and has had much success identifying those unsheltered individuals that meet the Lexington CoC established requirements that include prioritizing those with significant health, functional impairments, and/or behavioral health challenges and/or are vulnerable to illness or death. This street outreach program was expanded in 2018 to include an additional 7 staff working on SOAR applications and housing for those unsheltered. Staff have engaged more than 300 people since 2015 with 13% increasing their income while on the street as well as permanently housing 24 households in less than 90 days.

The Lexington CoC continues to deploy a “no wrong door” approach with Coordinated Entry and has all homeless service providers actively assessing homeless individuals and families for participation in the Coordinated Entry process. In 2018, a marketing strategy was implemented to include materials to reach all at-risk or currently homeless individuals with language and other communication barriers. This includes United Way of the Bluegrass 211 which conducts assessments for the homeless for inclusion in the Coordinated Entry process in 194 languages, texting, and video chat.

Hope Center also operates the HopeMobile which 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 Resources Grant Program. The Catholic Action Center operates a severe weather Compassionate Caravan in both winter and summer months, reaching those who would most likely not present or are unable to present at a shelter or other community provider seeking assistance.

During fiscal year 2020, Lexington's Office of Homelessness Prevention and Intervention awarded a one year grant, \$82,591.00, to Bluegrass Care Navigators for startup and implementation of Fayette County's first Medical Respite program designed for those homeless individuals and families that are too

medically frail to return to the streets or shelter. Local dollars through the OHPI also funded a new initiative for housing navigation and intensive case management allowing for those experiencing homeless with prioritization to those chronically homeless to have intensive case management to locate and secure safe and stable housing rapidly. This program is also responsible for recruitment of new landlords for participation in CoC, ESG, and locally funded housing programs. This one-year grant was funded at \$176,159.00. The program has added 23 new landlords to the network and assisted 18 chronically homeless individuals with 75% of those moving to permanent housing in less than 90 days.

A new program will be implemented in 2019 – a payee program will provide financial services free of charge for up to 120 individuals experiencing homelessness and those selected for housing programs. This program is paid for with local funding for the next 3 years at, \$483,557. Also implemented in 2019 will be a private shower facility in the downtown area serving up to 14 individuals per day, a security deposit program in partnership with the local housing authority to provide move in costs for homeless households with income under 50% AMI, and a new permanent supportive housing partnership with a managed care organization.

OHPI continues to provide a grant to cover all costs associated with obtaining a state issued I.D. card. In partnership with the Fayette County Circuit Court Clerk implementing a rarely used Kentucky Revised Statute, costs are covered for a “homeless I.D.” at just \$4 a person.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

GreenHouse17 (formerly Bluegrass Domestic Violence Program) will be funded in the amount of \$50,000 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 300 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

Arbor Youth Services will be funded in the amount of \$73,000 from the ESG Program for the purpose of supporting basic operations of an emergency shelter for children and youth experiencing homelessness. This is the community’s only shelter for unaccompanied youth experiencing homelessness and children work with a team to address immediate needs such as hunger before moving toward a more comprehensive approach to seeking long-term housing solutions using a trauma-informed approach.

The LFUCG’s fiscal year 2022 proposed budget also includes local funding in the amount of \$750,000 for emergency shelters in Lexington-Fayette Urban County. These funds will support Arbor Youth Services,

Community Action Council, The Salvation Army and GreenHouse17.

**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**

Community Action Council and Arbor Youth Services will each be awarded \$76,286 in ESG funds for the purpose of operating rapid rehousing programs. The Community Action program will target individuals and families while the Arbor Youth Services program will specifically target youth ages 18-24. Approximately 24 families will be assisted. The performance standard is to increase the number of homeless households moving into permanent housing.

The Lexington-Fayette Continuum of Care was recognized in 2019 by the U.S. Interagency Council on Homelessness as a community that has effectively ended veteran homelessness. The CoC has built a system that ensures homelessness among veterans is rare, brief and non-recurring. The CoC is now working to expand that same system to get the same outcome for youth and chronic homeless populations.

**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.**

The LFUCG's proposed 2022 budget includes a \$200,000 allocation to the Division of Adult Services for financial assistance to prevent homelessness when there is a temporary income loss and evictions or utility shutoffs are threatened.

The proposed budget also includes \$3,664,797 in local funds from for the Extended Social Resources Grant Program to address 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 various 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 and dinner program for people who are homeless and/or low-income. The organization provides lunch and dinner every day of the week. The organization has expanded its facility to create a dining facility that seats 190 people and includes a full commercial kitchen. In exchange for funding in the amount of \$67,657 from the city's in general funds dollars from the Office of Homelessness Prevention and Intervention, Lighthouse Ministries agreed to operate the Dining with Dignity program in this space for a minimum of three years. Lighthouse makes 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 was 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 has been a more pleasant and consistent dining experience for those in need.

As a result of a recent surge in panhandling, LFUCG launched a program to encourage citizens to donate to the LexGive program online instead of donating directly to panhandlers. The LexGive program, operated by a community partner, provides panhandlers with day jobs beautifying the city and also acts as a way to communicate with the population about job training and housing opportunities and any other identified support services.

Due to community interest in the housing first model, OHPI set up a fund with the Blue Grass Community Foundation in order for individual citizens, foundations, companies, and others to donate directly to a fund dedicated to ending chronic homelessness in Lexington. Within the first week, with no marketing, the fund raised more than \$5,000.

## **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.

### **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. Since its inception, the Lexington Affordable Housing Trust Fund has supported the creation or preservation of more than 1,500 units of affordable housing, leveraging millions of dollars in public and private investment.

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.

**Discussion:**

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## **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 2020 Five-Year Strategic Plan and attached in the Grantee Unique Appendices.

### **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 Environmental Quality and Public Works. 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 Division of Grants and Special Programs. The Director of the Office of Homelessness Prevention and Intervention, will be moved to the Division of Grants and Special Programs to improve coordination with ESG funding and other resources.

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

During Fiscal Year 2021, 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. Over the years, the LFUCG has established strong collaborative relationships with these organizations.

**Discussion:**

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## Program Specific Requirements

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

#### Introduction:

During the one-year period of 2021-2022, no less than 70% of all CDBG funds will be used for activities that benefit low- and moderate-income persons.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(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.

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:

See recapture guidelines in the unique appendices.

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(I)(4)**

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

See grantee's unique appendices.

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 Office of Homelessness Prevention and Intervention (HMIS Lead Agency) has produced policies and procedures for the OneDoor Lexington Coordinated Entry (coordinated assessment system). This system provides that any homeless person may enter the system through any organization and be referred for the appropriate level of services. Organizations' staff have been trained on use of the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT). 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. Lexington has also begun requiring that all agencies receiving local and other public funds (CDBG) for services to the homeless population be compliant with entering data into

the HMIS, and agree to participate in a coordinated entry system. The HMIS in Lexington is an "open" system, which means that client data is shared for those individuals who have signed a Release of Information (ROI) form. Lexington currently does not have agencies electing to keep data closed. A truly integrated centralized intake system functions best in an "open" environment that allows 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 was assumed by the Office of Homelessness Prevention and Intervention. The Director of the Office of Homelessness Prevention and Intervention requires that all subrecipients of general fund emergency shelter dollars participate in the coordinated entry system.

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

- Integrating the By-Name-List into HMIS to be live and accessible to all licensed users.
  - 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 Kentucky Housing Corporation 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.
  - Conducting Coordinated Entry training for all CoC members.
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 2021 Program Year, the Lexington-Fayette Urban County Government (LFUCG) used a public process to solicit applications for funding from the Emergency Solutions Grants program.

Information about regulations and eligible activities along with forms to use and applications were made available at the first public hearing on November 23, 2020. Also included were the criteria that would be used to evaluate projects. Emails and letters were sent to nonprofit agencies serving homeless persons, low-income persons, and minority populations; low-income neighborhood associations; churches in low-income neighborhoods; and Urban County Council members and their staff to inform them of the process and how to request information about funding. Hard copy and electronic documents were mailed, e-mailed, and posted online. The LFUCG website was used to inform the public of the process and timeline. 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 January 8, 2021. 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 the Chief Administrative Officer and Mayor.

In January 2021, the Director of the Division of Grants and Special Programs consulted with the Office of Homeless Prevention and Intervention, the organizational entity that maintains responsibility for the Lexington/Fayette County Continuum of Care to discuss distribution of funds for the 2021 Emergency Solutions Grants Program. The distribution plan included the use of federal funds for rapid re-housing for homeless persons, for operation of the area's homeless shelters that made applications for funds for operations, and for administration. The Division of Grants and Special Programs will maintain ongoing coordination with the CoC in 2021. Additionally, staff from the Division of Grants and Special Programs participate in CoC meetings.

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 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.

5. Describe performance standards for evaluating ESG.

The performance standard is to move homeless individuals and families into safe and affordable permanent housing. The Office of Homelessness tracks these measures through HMIS and other reports and shares with the Division of Grants for evaluation of ESG performance.

Rapid Re-housing

The performance standard is to ensure that individuals and families experiencing homelessness move into and maintain safe and affordable permanent housing. The jurisdiction utilizes reports from HMIS and the Office of Homelessness/Continuum of Care to evaluate ESG recipients.

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 with advancing to permanent housing. In addition, shelters are evaluated on average length of stay and returns to homelessness. Documentation of the number of homeless persons moving to permanent housing will be maintained and the Continuum of Care utilizes reports from HMIS to evaluate ESG recipients.