



LEXINGTON

CONSOLIDATED PLAN 2024 ONE-YEAR ACTION PLAN

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

May 17, 2024

FOR FURTHER INFORMATION:

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Annual Action Plan
2024

Executive Summary

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

1. Introduction

The Lexington-Fayette Urban County Government's 2024 Annual Action Plan represents the jurisdiction's goals and objectives for addressing housing and community development needs for the period July 1, 2024 through June 30, 2025. 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 25 units of rental housing, 10 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 35 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 18 to 24 years; and an emergency shelter for adults and children who are the victims of domestic violence. Annually, approximately 385 persons will have access to emergency shelter and other services to help them move to permanent housing. With ESG funds, one rapid rehousing program will assist 10 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 \$1,032,977 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 of July 1, 2022 through June 30, 2023, 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. Construction was completed on 5 new rental units and rehabilitation was completed on 4 rental units for low-income persons. Twelve owner-occupied existing housing units were rehabilitated, two lifts were installed and four ramps were constructed to assist a low-income owner-occupied household with occupants with disabilities. Three low-income first-time homebuyers were assisted in purchasing housing units. One nonprofit agency provided 6 extremely low-income households with tenant based rental assistance. Ten non-profit agencies provided housing and supportive services to 3,387 homeless persons and assisted 478 homeless persons into permanent housing during the program year. Outreach services were provided to 773 adults who are homeless or at risk of being homeless, of those served 27 moved into stable housing. Health care services were provided to 689 low-income persons impacted by or at high risk due to the pandemic, 563 persons utilized multiple services and 96 persons utilized mental health services. Expanded mental health court services were provided to 43 persons. An expansion to a drop-in center provided 1,517 persons with supportive services to basic needs to reduce the spread of COVID-19. Two non-profit organizations and the local government provided services to 2,164 youth in an effort to help them succeed in school and become productive adults. Construction continued on public improvements at Bluegrass Avenue from Bryan Avenue to Highlawn Avenue. Construction also continued on improvements at Kirklevington Park.

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 2024 Consolidated Plan. The LFUCG conducted two public hearings

(December 4, 2023 and March 18, 2024) 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.

Several participants attended first and second public hearing and the 30 days for draft review and no comments were 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 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. 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 2024 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, Community and Resident 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.

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 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	Agency/Group/Organization	HOPE CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Lexington Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	LEXINGTON HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	REACH, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	COMMUNITY ACTION COUNCIL FOR LEXINGTON-FAYETTE, BOURBON, HARRISON
	Agency/Group/Organization Type	Community Action Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Commerce Lexington
	Agency/Group/Organization Type	Chamber of Commerce

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
7	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Veteran Services Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
8	Agency/Group/Organization	Kentucky Interagency Council on Homelessness
	Agency/Group/Organization Type	Intergovernmental Planning Body
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

9	Agency/Group/Organization	Arbor Youth Services, formerly MASH Services of the Bluegrass
	Agency/Group/Organization Type	Runaway and Homeless Youth Provider
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization serves as the local lead for serving children and also youth 18-24 who are homeless or at risk of homelessness. Supported an expansion this year of capacity at their shelter for older youth 18-24 who are not a good fit for traditional shelters.
10	Agency/Group/Organization	AVOL Kentucky, Inc.
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed activities including the HOPWA program. Coordinate every other month through Homelessness Prevention & Intervention (COC) Board meetings. This year completed a large permanent housing development supported by HOME and LFUCG Affordable Housing funds that will also house the organization services.
11	Agency/Group/Organization	Lexington-Fayette Urban County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed activities and needs of the local PHA which has served as a critical provider of vouchers in the homeless Continuum of Care. Provided CDBG-CV funds to support households served in the emergency voucher program.

12	Agency/Group/Organization	Spectrum Mid-America LLC
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington-Fayette Urban County Government will further the deployment of regional broadband initiative for fiscal year with broadband carriers to service the rural part of the county.

Identify any Agency Types not consulted and provide rationale for not consulting

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 statutes 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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)

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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 2024 Annual Action Plan. The LFUCG conducted two public hearings (December 6, 2023, and March 18, 2024) 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 15, 2024 providing for a 30-day review and comment period through May 15, 2024. The draft plan was submitted to the Urban County Council for work session review and final approval on May 9, 2024.

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	7 persons attended first public hearing. 2 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.		www.lexingtonky.gov

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 \$59,611 for rapid rehousing/homelessness prevention (ESG) and \$7,674 for administration (\$7,674).

The Jurisdiction also is providing general dollars annually to the Affordable Housing Trust Fund in the amount of \$4,795,035 and to the Office of Homelessness Prevention and Intervention in the amount of \$3,438,510. An additional allocation of general fund dollars in the amount of \$700,000 will be used for emergency shelter operations. LFUCG sewer user funds in the amount of \$400,000 will be allocated to the

Meadows/Northland/Arlington project.

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	2,340,927	175,000	0	2,515,927	2,515,927	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	1,449,360	100,000	0	1,549,360	1,549,360	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	204,653	0	0	204,653	409,306	Lexington-Fayette Urban County Government leverage ESG funds for rapid rehousing and emergency shelter operations and match \$59,611. Other match for the Emergency Solutions Grants Program in the amount of \$145,042 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	300,000	0	0	300,000	300,000	Lexington-Fayette Urban County Government uses general fund dollars to match the HOME program.
Other	public - local	Admin and Planning Rapid re-housing (rental assistance) Services	59,611	0	0	59,611	59,611	Lexington-Fayette Urban County Government uses general fund dollars to match rapid rehousing and emergency shelters will provide \$145,042 grant match in the ESG program.
Other	public - local	Overnight shelter	145,042	0	0	145,042	145,042	Lexington-Fayette Urban County Government will receive grant match from overnight shelters and General Fund grant match.
Other	public - local	Public Improvements	400,000	0	0	400,000	400,000	Sewer User funds collected for purpose of operating sanitary sewer system and for rehabilitating deteriorating sanitary sewers.

Table 5 - Expected Resources – Priority Table

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2024

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 2025 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 2025 General Fund grant match in the amount of \$59,611 as partial match for the Emergency Solutions Grants Program. Other match for the Emergency Solutions Grants Program in the amount of \$145,042 will be provided as in-kind match from the Community Partners who are providing services using these federal funds.

The Lexington-Fayette Urban County Government, by Ordinance No. 103-2014 on September 11, 2014, has designated annual funding in the amount of \$2,000,000 for the “Affordable Housing Fund,” and annual funding in the amount of at least 750,000 for the “Innovative and Sustainable Solutions to Homelessness Fund” continuing on into the Fiscal Year 2025.

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 \$700,000 will be expended for emergency shelters in the community in Fiscal Year 2025.

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 is for public facilities project.

Discussion

Expected anticipated resources for the remaining two years of the planning period are based upon allocations provided in Year 1. The Lexington-Fayette Urban County Government Annual Action Plan proposed activities for Single Family Housing Rehab for CDBG and HOME and ESG Rapid Rehousing budgets will be proportionally increased or decreased to match actual allocation amounts as necessary.

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.

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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: \$1,193,150 Grant Match: \$300,000	Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
2	Homeownership	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	HOME: \$90,000	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: \$683,783 HOME: \$415,121	Homeowner Housing Rehabilitated: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Emergency Repair for Homeowners	2020	2024	Affordable Housing	Lexington-Fayette County	Affordable Housing	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted Homeowner Housing Rehabilitated: 17 Household Housing Unit
5	Public Improvements	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Improvements and Infrastructure	CDBG: \$1,032,977 LFUCG Sewer User Funds: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	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: \$429,529 HOME: \$94,239	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 466 Households Assisted Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services- Youth Programs	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Public Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
8	Public Services-- Homeless Populations	2020	2024	Homeless	Lexington-Fayette County	Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 385 Beds
9	Rapid Rehousing	2020	2024	Homeless	Lexington-Fayette County	Rapid Rehousing	ESG: \$74,188 Grant Match: \$74,188	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
10	Homelessness Prevention	2020	2024	At-risk of homelessness	Lexington-Fayette County	Homelessness Prevention	ESG: \$122,791 Grant Match: \$130,465	Homelessness Prevention: 385 Persons Assisted
11	Economic Development	2020	2024	Non-Housing Community Development	Lexington-Fayette County	Affordable Housing	HOME: \$440,000	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
12	Fair Housing	2020	2024	Administration	Lexington-Fayette County	Public Services	CDBG: \$25,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Development of Rental Housing
	Goal Description	<p>HOME funds will be used to support new construction 30 low-income senior citizen 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>The only publicly owned property that is anticipated to be used to address the needs identified in the plan are for use as public facilities.</p>
2	Goal Name	Homeownership
	Goal Description	HOME funds will be used to support homeownership program as operated by Lexington Habitat for Humanity. This organization constructs/rehabs new units. A minimum of 3 households with incomes below 60% of area median income will become homeowners.
3	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	HOME and CDBG funds will be used to continue the Single Family Housing Rehabilitation Program that provides either deferred loans or low-interest loans to low-income owner occupants for purposes of bringing their houses up to code. It is expected that approximately 25 units will be rehabilitated during the LFUCG 2025 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. \$333,783 in CDBG and \$415,121 in HOME will be used for direct assistance to homeowners. \$350,000 in CDBG will be used for the operating costs of the Homeowner Rehabilitation Program and 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.

4	Goal Name	Emergency Repair for Homeowners
	Goal Description	CDBG funds will be used to implement an emergency repair program for low income homeowners. It is anticipated that at least 17 homeowners will benefit from this program.
5	Goal Name	Public Improvements
	Goal Description	With CDBG funds and LFUCG Sewer funds, the LFUCG will continue its public improvements in Meadows/Northland/Arlington: 6C from Edgelawn area of Lexington on Bluegrass Avenue from Bryan Avenue to Highlawn 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.
6	Goal Name	Public Services - Non-Homeless Special Populations
	Goal Description	Project will support the administrative costs of operating the CDBG and HOME program. These costs include administrative personnel, professional services, equipment, supplies, and other operating costs of the program. A housing navigator at New Beginnings, Bluegrass, Inc. will assist approximately 50 low-income persons with mental illnesses with transitioning from an institutional setting to permanent housing. Moveable Feast Lexington, Inc. will use CDBG funds to provide low-income individuals, families, and caregivers affected by HIV/AIDS and Hospice Care patients with nutritious, hot meals. Operating costs will also be covered by CDBG funds.
7	Goal Name	Public Services-Youth Programs
	Goal Description	The LFUCG will use approximately 11% of its CDBG revenue for the support of public services in the community. Of the \$259,000 allocated for services, \$95,000 will be used to support services for low-income youth. These services will be Police Activities League, Arbor Youth Services, Repairers Lexington - E7 Kids Cafe, and Moveable Feast Lexington.

8	Goal Name	Public Services--Homeless Populations
	Goal Description	The LFUCG will use approximately 2% of its CDBG revenue for the support of public services in the community. Of the \$123,819 allocated for services, \$50,000 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 \$123,071 will be used to support emergency shelter operations at Arbors Youth Services and GreenHouse17. Local General Fund dollars in the amount of \$700,000 will be used to support emergency shelter operations at Arbor Youth Services, GreenHouse17, Hope Center, and Salvation Army.
9	Goal Name	Rapid Rehousing
	Goal Description	Arbor Youth Services will be funded \$74,188 to prevent homelessness to 10 youth between ages of 18 and 24 who are at risk of homelessness. LFUCG will use \$7,674 for administration and provide match in the amount of \$51,937 and agency match of \$22,251.
10	Goal Name	Homelessness Prevention
	Goal Description	Arbors Youth Services, Inc., will be funded in the amount of \$72,791 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 Community and Resident Services. GreenHouse17 will be funded in the amount of \$50,000 in ESG funds to support emergency shelter and supportive services to 310 men, women and children who are homeless as a result of domestic violence. LFUCG will provide match in the amount of \$7,674.
11	Goal Name	Economic Development
	Goal Description	HOME Administration CHDO administrative costs of the jurisdiction's CHDO Fayette County Local Development Corporation. Fayette County Local Development Corporation as CHDO, will construct four housing units to make available for rental.

12	Goal Name	Fair Housing
	Goal Description	Lexington currently funds the Human Rights Commission from the Community Development Block Grant Program in the amount of \$25,000. 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.

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Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2024 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, 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	Housing Rehabilitation Operations
5	Single Family Housing Rehabilitation Program
6	Housing Rehabilitation, Emergency Repair
7	Central Christian Church
8	Youth Services
9	New Beginnings Housing Navigator
10	Repairers Lexington – E7 Kids Cafe
11	Moveable Feast Lexington
13	Lexington Habitat for Humanity First-Time Homebuyer Program
14	HOME Administration--CHDO
15	CHDO-REACH, Inc.
16	Development of Rental Housing
17	ESG-23 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 and Lexington Habitat for Humanity. 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 9% of its CDBG revenue for services, 71% 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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1	Project Name	Grantee Administration
	Target Area	Lexington-Fayette County
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$315,529 HOME: \$94,239
	Description	Project will support the administrative costs of operating the CDBG and HOME program. These costs include administrative personnel, professional services, equipment, supplies, and other operating costs of the program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will support the administrative costs of operating the CDBG and HOME program. These costs include administrative personnel, professional services, equipment, supplies, and other operating costs of the program.
	Location Description	200 East Main Street, Lexington, KY 40507
	Planned Activities	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.
2	Project Name	Fair Housing Education and Outreach
	Target Area	Lexington-Fayette County
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	The project will assist the government in meeting its obligation as an entitlement community to affirmatively further housing. Project consists of retention of a full-time investigator for fair housing complaints. An agreement will be entered into with the Lexington-Fayette Urban County Human Rights Commission for operation of this project.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The Lexington Human Rights Commission will serve an estimated 1,500 individuals.
	Location Description	342 Waller Ave. Ste. 1A Lexington, KY 40504
	Planned Activities	
3	Project Name	Meadows/Northland/Arlington
	Target Area	Lexington-Fayette County
	Goals Supported	Public Improvements
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$1,032,977 LFUCG Sewer User Funds: \$275,648
	Description	Construction of Public Improvements in Meadows/Northland/Arlington to improve road and sewer infrastructure in the Edgelawn Avenue area of Lexington on Bluegrass Avenue from Bryan Avenue to Highlawn Avenue. Including road, curbs, gutters, sewage and sidewalks in public right-of-ways. Project is ongoing in phases each FY using CDBG and LFUCG Sewage Funds.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 residents will benefit from the project.
	Location Description	Construction of Public Improvements in Meadows/Northland/Arlington to improve road and sewer infrastructure in the Edgelawn Avenue area of Lexington on Bluegrass Avenue from Bryan Avenue to Highlawn Avenue.
Planned Activities	With CDBG funds, the LFUCG will continue its public improvements in Meadows/Northland/Arlington to improve road and sewer infrastructure in the Edgelawn Avenue area of Lexington on Bluegrass Avenue from Bryan Avenue to Highlawn Avenue. Including road, curbs, gutters, sewage and sidewalks in public right-of-ways.	
4	Project Name	Housing Rehabilitation Operations
	Target Area	Lexington-Fayette County

	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$350,000
	Description	Operation of the single family housing rehabilitation program. Support the personnel costs of the loan and relocation specialists and the rehabilitation specialists, legal fees, appraisal fees, and other operation supplies. The project is directly operated by the LFUCG's Division of Grants and Special Programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	200 East Main Street, Lexington, KY 40507
	Planned Activities	Salaries and benefits for staff of the Division of Grants and Special Programs to include Code Enforcement Officers and Financial Officers, appraisals, legal services, loan servicing, training, and necessary supplies and equipment.
5	Project Name	Single Family Housing Rehabilitation Program
	Target Area	Lexington-Fayette County
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$333,783 HOME: \$415,121
	Description	Federal funds will be used to provide low-interest loans to low-income homeowners and deferred loans to very low-income homeowners for purposes of bringing their homes into compliance with the housing code and to improve energy efficiency. LFUCG Division of Grants and Special Programs is responsible for operation of this program.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	25 low-income owner single family 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.
	Location Description	Scattered sites
	Planned Activities	25 low-income owner occupants will be assisted with bringing their homes up to code, including energy efficiency improvements, lead-based paint abatement or hazard reduction, and accessibility enhancements.
6	Project Name	Housing Rehabilitation, Emergency Repair
	Target Area	Lexington-Fayette County
	Goals Supported	Emergency Repair for Homeowners
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to implement an emergency repair program for low income homeowners. It is anticipated that at least 17 homeowners will benefit from this program.
	Location Description	Scattered sites
	Planned Activities	Emergency repairs to include electrical, plumbing, and HVAC for low-income owner-occupants.
7	Project Name	Community Action Council Home Repair and Rehabilitation
	Target Area	Lexington-Fayette County
	Goals Supported	Emergency Repair for Homeowners
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000

	Description	CDBG funds will be used by Community Action Council to make minor repairs or dwelling rehabilitation for individual or family at 60% AMI or below that would not otherwise be eligible under existing funding streams. Such repairs may include addressing structural damage, such as roof or minor foundation repair, mold mitigation activities, updating older plumbing or electrical issues, repairing malfunctioning heat pumps, or addressing other concerns that prevent the home from meeting the minimum standards necessary to be eligible for existing Department of Energy Weatherization Assistance and Low Income Home Energy Assistance Program (LIHEAP) Weatherization programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Three person assisted.
	Location Description	Scattered sites
	Planned Activities	To make minor repairs or dwelling rehabilitation for individual or family such repairs may include addressing structural damage, such as roof or minor foundation repair, mold mitigation activities, updating older plumbing or electrical issues, repairing malfunctioning heat pumps, or addressing other concerns that prevent the home from meeting the minimum standards necessary to be eligible for existing DOE Weatherization Assistance and Low Income Home Energy Assistance Program (LIHEAP) Weatherization programs.
8	Project Name	Youth Services
	Target Area	Lexington-Fayette County
	Goals Supported	Public Services-Youth Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$95,000
	Description	Youth services activities for the 2024 program year include the Police Activities League, E7 Kids Caf� and Arbor Youth Services. All programs provide educational activities for low-income children and adolescents.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	These services will be provided by Police Activities League (200 youth), E7 Kids Cafe (100 youth) and Arbor Youth Services (75 youth).
	Location Description	Police Activities League: 1625 Russell Cave Road, Lexington, KY 40511 Repairers Lexington - E7 Kids Cafe: 180 E Maxwell Street, Lexington, 40508 Arbor Youth Services: 540 W. Third Street, Lexington, KY 40508
	Planned Activities	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. Repairers Lexington - E7 Kids Cafe will provide low-income children in urban Lexington with various enrichment and academic opportunities. 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.
9	Project Name	New Beginnings Housing Navigator
	Target Area	Lexington-Fayette County
	Goals Supported	Public Services - Non-Homeless Special Populations
	Needs Addressed	Public Services
	Funding	CDBG: \$54,000
	Description	\$54,000 in Community Development Block Grant funds will be used to provide a housing navigator at New Beginnings, Bluegrass, Inc. who will work with approximately 30 low-income persons with mental illnesses who are ready to transition from an institutional setting to permanent housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 individuals will be served.

	Location Description	1353 W Main Street Suite 100 Lexington, KY 40508
	Planned Activities	A housing navigator at New Beginnings, Bluegrass, Inc. will assist approximately 30 low-income persons with mental illnesses with transitioning from an institutional setting to permanent housing.
10	Project Name	Radio Eye Public Service
	Target Area	Lexington-Fayette County
	Goals Supported	Public Services - Non-Homeless Special Populations
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Radio Eye will be funded in the amount of \$30,000 to broadcast the readings of newspapers, magazines, and other printed material to individuals with print impairments.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Radio Eye serves approximately 265 individuals annually.
	Location Description	1733 Russell Cave Road, Lexington, KY 40505
	Planned Activities	Funds will be used to broadcast the readings of newspapers, magazines, and other printed material to individuals with print-impairments. An estimated 265 individuals will benefit from this service
11	Project Name	Moveable Feast Lexington
	Target Area	Lexington-Fayette County
	Goals Supported	Public Services - Non-Homeless Special Populations
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	CDBG funds will be used to provide low-income individuals, families, and caregivers affected by HIV/AIDS and Hospice Care patients with nutritious, hot meals. Operating costs will also be covered by CDBG funds.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	243 estimated low-income individuals will be assisted.
	Location Description	474 Silver Maple Way Lexington, KY 40508
	Planned Activities	CDBG funds will be used to support Moveable Feast Lexington ongoing efforts to support individuals, families and caregivers affected by HIV/AIDS and Hospice Care patients with nutritious, hot meals to them.
12	Project Name	First-Time Homebuyers Program--R.E.A.C.H.
	Target Area	Lexington-Fayette County
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low- income households will become homeowners with assistance from this program.
	Location Description	Scattered sites
	Planned Activities	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.
13	Project Name	Lexington Habitat for Humanity First-Time Homebuyer Program
	Target Area	Lexington-Fayette County
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$75,000

	Description	
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 3 households with incomes below 60% of area median income will become homeowners.
	Location Description	Scattered sites
	Planned Activities	Lexington Habitat for Humanity will provide subsidies for eligible first-time homebuyers purchasing new or existing single-family unit. Subsidies will be in the form of down payment assistance and/or assistance with closing costs. An agreement will be entered into with Lexington Habitat for Humanity for program operation.
14	Project Name	HOME Administration--CHDO
	Target Area	Lexington-Fayette County
	Goals Supported	Development of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$20,000
	Description	Administrative costs of the jurisdiction's CHDO--R.E.A.C.H.. Inc.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	REACH: 733 Red Mile Road, Lexington, KY 40504
	Planned Activities	Funds will be used to support the operating costs of CHDO.
15	Project Name	CHDO-REACH, Inc.
	Target Area	Lexington-Fayette County
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$420,000

	Description	REACH, Inc. as a CHDO, will purchase and rehabilitate 2 existing unit for sale to low-income first time homebuyers.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Two housing unit will be developed.
	Location Description	To be determined.
	Planned Activities	Funds will be used to support the redevelopment costs of 2 housing unit to make available for homeownership.
16	Project Name	Development of Rental Housing
	Target Area	Lexington-Fayette County
	Goals Supported	Development of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$425,000 Grant Match: \$300,000
	Description	HOME funds will be used to support new construction to build 30 units for low-income, senior citizen housing. Four HOME-Assisted Units. This project will also be supported with private financing and equity from Low-Income Housing Tax Credits.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 beneficiaries of low-income senior citizen housing.
	Location Description	3125 Dorchester Place (a 2 acre portion of 410 Sporting Court) Lexington, KY 40503
	Planned Activities	HOME funds will be used to support new construction to build 30 units for low-income, senior citizen housing. Four HOME-Assisted Units.
17	Project Name	ESG-23 Lexington-Fayette County
	Target Area	Lexington-Fayette County

Goals Supported	Rapid Rehousing Homelessness Prevention
Needs Addressed	Rapid Rehousing Homelessness Prevention
Funding	ESG: \$204,653 Grant Match: \$204,653
Description	2023 ESG ALLOCATION FUNDS HAVE BEEN ALLOCATED FOR OPERATION OF EMERGENCY SHELTERS. FUNDS HAVE ALSO BEEN ALLOCATED FOR OPERATION OF A RAPID REHOUSING PROGRAM AND A HOMELESS PREVENTION PROGRAM. ADMINISTRATION FUNDS HAVE ALSO BEEN ALLOCATED.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Emergency Shelter 385 will benefit and Rapid Rehousing 10 individuals will benefit from the proposed activities.
Location Description	Arbor Youth Services: 536 W. Third Street, Lexington, KY 40508 4400 Briar Hill Road, Lexington, KY 40516
Planned Activities	Operation of emergency shelters for single men, and 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 from Edgelawn area of Lexington on Bluegrass Avenue from Bryan Avenue to Highlawn Avenue.

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 and Lexington Habitat for Humanity. The production of new rental housing is encouraged in non low-income census tracts. Funds for services are not based upon geographic locations, but based upon income eligibility of population being served.

Geographic Distribution

Target Area	Percentage of Funds
Lexington-Fayette County	70

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.

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. and Lexington Habitat for Humanity will 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.

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—17 units

Wellington Park Apartments construct 30 new construction of low-income senior citizen housing - only four will be HOME-assisted.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	57
Special-Needs	0
Total	57

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	51
Acquisition of Existing Units	2
Total	57

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

Discussion

Annual allocations \$2 million for Affordable Housing fund established by ordinance will continue

to leverage public and private investment to provide, produce and preserve safe, quality affordable housing development in Lexington.

AP-60 Public Housing – 91.220(h)

Introduction

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

Through approval of the FY2023 Moving To Work (MTW) Plan LHA is offering lease up incentives to landlords who participate in the Housing Choice Voucher (HCV/Section 8) program. The initiative also will serve to help HCV families with security deposits, utility deposits, utility arrearages and application fees.

A maximum of \$3,500 per applicant/participant will be provided to landlords on behalf of HCV applicants/participants to remove barriers in order to obtain and/or maintain permanent housing. LHA will offer an incentive of \$1,000 to landlords to lease a unit to an HCV applicant/participant. The payment will be made to the landlord once the unit passes inspection and the tenant occupies the unit. In addition, LHA will pay the security deposit not to exceed one month contract rent to the landlord once the unit passes inspection and the tenant occupies the unit. Application fees will be paid to the owner/landlord at the request of the landlord owner at the time of the application. Utility deposits and utility arrears will be paid directly to the utility company after the unit passes inspection.

LHA also received approval through the FY2023 MTW Plan to enact a simplified rent calculation for HCV elderly and disabled households. Since 2014 LHA's elderly and disabled households recertify every three years instead of annually. PIH Notice 2016-05 Streamlining Rule allowed all PHAs to adopt triennial recertifications. As the vast majority of elderly and disabled households in the HCV program rely on fixed-income sources, there is little variation in household income on an annual basis. The policy will eliminate deductions from subsidy calculation and the total tenant payment will be determined by using 28% of gross income.

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

Race and Third Townhouses

Six new rental townhouse units (fair market) at Race and Third Streets located in downtown Lexington are near completion. Construction began in May of 2022. The new \$1.6 million units are 1,300 – 1,350 square feet with two-bedrooms, two-and-one-half baths, wash/dryer hookups, covered front porches, private patio space, and off-street parking. This development is in close proximity to the HOPE VI development (former Bluegrass-Aspendale). The development is located in an area that is currently undergoing revitalization with new residential and commercial opportunities. LHA anticipates

completion in August of 2023.

Shropshire Avenue Development

Development is currently underway on the final parcel of land that was left undeveloped following the demolition of LHA's Bluegrass Aspendale housing complex in the early 2000s. LHA proposes multiple uses for the vacant parcel of land that include at least nine single family homes, four townhouse units and an early childhood prep academy. LHA has entered into an agreement with Community Action Council (CAC) to construct a Prep Academy on a portion of this parcel. CAC has secured approval from the Department of Health and Human Services (HHS), and Representative Andy Barr (KY) has committed \$3 million dollars toward the construction. CAC is seeking additional funding and a community partner to purchase and manage the childhood center. The property is located in Lexington's East End neighborhood, an area that is undergoing a resurgence. The site of the planned development has been vacant for several years following the demolition and subsequent HOPE VI redevelopment of the LHA's largest public housing site (Bluegrass-Aspendale) in 2005. This development is the final piece to a much larger development initiative. The homeownership development is in close proximity to the LHA's planned \$1.5 million, 5-unit townhome rental development, a planned \$3 million child care development center as well as a \$750,000 new street (currently under construction) for rear-entry access to the proposed homeownership houses and child care center. LHA has received the support and most importantly financial backing of LFUCG to complete the aforementioned projects currently underway.

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 homeownership participants 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.

In addition to the FSS Program, LHA administers Resident Opportunity and Self-Sufficiency (ROSS) Program designed to assist residents of public housing to make progress towards economic and housing self-sufficiency by removing the educational, professional and health barriers they face. LHA's ROSS coordinator links them to training and supportive services that will enable participants to move along the self-sufficiency continuum. Currently, 42 public housing residents participate in the ROSS program.

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 2023, LHA enters its 12th year in the Demonstration.

Discussion

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 2023, 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.

Family Unification Program (FUP)

The LHA was notified in June 2021 of HUD's Family Unification Program (FUP) award of \$272,936. FUP serves families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care and eligible youth 18 years and not more than 24 years of age and who have left foster care or will leave foster care within 90 days. PHAs administer the FUP in partnership with Public Child Welfare Agencies (PCWAs) who are responsible for referring FUP families and youths to the PHA for determination of eligibility for rental assistance.

Foster Youth Initiative

LHA manages 42 vouchers (27 leased) 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 Vouchers

The LHA's HCV Department oversees the management of seventy-six (76) Emergency Housing Vouchers (EHVs) awarded by HUD in 2021. 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. Currently, 67 of the 76 vouchers are under lease. Nationwide, 70,000 EHVs were awarded to 696 PHAs.

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

The Lexington CoC operates a “No Wrong Door” Coordinated Entry system. Over 50 organizations participate including providers of housing, victim services, HIV/AIDS services, mental and physical healthcare, employment, legal aid, recovery services, the local VAMC, law enforcement, and managed care organizations. Assessment can be accessed 24/7/365 in an extensive array of languages administered in-person or via phone and internet.

The CoC used ESG-CV funds to expand its street outreach system, awarding \$275,507 to Hope Center and \$143,701 to Lexington Rescue Mission. Community Action Council was awarded a two-year grant of \$392,000 in FY 2022 of local funds. Teams work with Community Paramedicine and New Vista’s Assertive Community Treatment and Quick Responsive Teams. Since July 1, 2021, street outreach has engaged over 800 unsheltered persons, moving over 30% into permanent housing.

Hope Center and Rescue Mission teams are now locally funded. Hope Center was awarded \$300,000 in FY 2024 from the Office of Homelessness Prevention and Intervention with an option to renew for 2 additional years. This program expands hours of operation and increases supports for mental health and substance use. The team operates M-F from 8am to 10pm w/ after-hours and weekend coverage. The team includes Peer Support Specialists, a SOAR Specialist, a Housing Navigator, and a clinician. MH and SUD services can be initiated in field and participants have access to Hope Center’s array of recovery services.

The Rescue Mission’s team transitioned to local funds from LFUCG’s Dept. of Social Services, awarded \$115,800 for a two-year period. The team operates in conjunction with their outreach center, a primary access point to housing support, and includes 2 peer support specialists and a physician.

Teams work in coordination, guided by OHPI, via a bi-weekly meeting to align efforts. Teams also participate in an interdisciplinary Cross Functional Team to develop individualized solutions for system

high utilizers. Outreach is supplemented by Hope Center's HopeMobile and Catholic Action Center's Compassionate Caravan. HopeMobile visits various locations 5 days/week to provide food, clothing, healthcare, emergency shelter, counseling, and job training. Compassionate Caravan assists during both summer and winter severe weather, distributing basic needs and engaging those least likely to seek assistance.

The OHPI also continuously engages providers in ongoing evaluation and improvement. This includes: continuation of a representative payee program, serving up to 120 individuals experiencing homelessness; continuation of a medical respite program for those too medically frail to return to the streets or shelter, funded locally through LFUCG's Dept. of Social Services; operation of a no-cost state ID program for persons experiencing homelessness; completion of a racial equity analysis of the homeless response system; support to providers such as an HMIS subsidy to provide user licenses at no cost and development of a learning module system for frontline staff; and a \$2,000,000 commitment of ARPA funds toward construction of transitional housing at the Men's Hope Center, adding 72 beds.

One-year goals for outreach and assessment include:

- 1) Conduct at least 60 unduplicated contacts/month with unsheltered persons;
- 2) Reduce average length of time individuals experience homelessness compared to the previous year;
- 3) Reduce returns to homelessness by 2% from previous year;
- 4) Increase percentage of system leavers increasing total income by 2.5% compared to previous year;
- 5) Increase exits to permanent housing/retention of permanent housing compared to previous year.

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 \$73,071 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 2024 proposed budget also includes local funding in the amount of \$892,500 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

Arbor Youth Services program will specifically target youth ages 18-24. Approximately 10 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 2024 budget includes a \$200,000 allocation to the Division of Community and Resident 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 \$4,316,568 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

A minimum of \$750,000 is to be allocated to Innovative and Sustainable Solutions to Homelessness. Adopted and started the implementation of the 2021-2025 Lexington Strategic Plan to Reduce and End Homelessness. Continued effort to coordinate responses for those experiencing homelessness including the expansion of emergency shelter and winter weather response.

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, \$11,125,000 America Rescue Funds, HOME-ARP funds 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. Ordinance was enacted assuring a minimum of \$2 million allocation annually. This included the creation of a Manager 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:

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 Housing Advocacy and Community Development. 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, has been 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:

Program Specific Requirements

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

Introduction:

During the one-year period of 2024-2025, 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
Total Program Income:	0

Other CDBG Requirements

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(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. 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 2024 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 December 6, 2023. 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 5, 2024. 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 February 9, 2024, 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 2024 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 2025. 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.

Attachments



DRAFT 2024 Consolidated Plan and Annual Action Plan April 15, 2024

The Lexington-Fayette Urban County Government (LFUCG) announces that as of Monday April 15, 2024, the DRAFT 2024 Consolidated Plan will be available for review by interested parties. The purpose of the Consolidated Plan is to serve as a planning document for the LFUCG's participation in the U.S. Department of Housing and Urban Development's community planning and development programs. The overall goal of these programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for low and moderate-income persons.

The 2024 Action Plan is a one-year plan that provides for the allocation of federal funding from:

- the Community Development Block Grant (CDBG) program in the amount of \$2,340,927
- program income from the CDBG program in the amount of \$175,000
- federal funding in the amount of \$1,449,360 from the HOME program
- \$300,000 in local cash match for the HOME program
- \$100,000 program income from the HOME Program and
- \$204,653 in federal funding from the Emergency Solutions Grants (ESG) program.

The annual action plan provides for these funds to be expended on public improvements, housing rehabilitation, public services, first time homebuyer program, rehabilitation and new construction of rental units, rapid rehousing and prevention, operational support for emergency and transitional housing, and planning and administration activities. The one-year period is from July 1, 2024, to June 30, 2025.

As of Monday, April 15, 2024, copies of the DRAFT 2024 Consolidated Plan will be available for public in the office of Grants and Special Programs, Lexington-Fayette Urban County Government, 200 East Main Street, 6th floor, between the hours of 8:00a.m. – 5:00p.m., Monday through Friday or online at <https://www.lexingtonky.gov/consolidated-plan>. A reasonable number of free copies may be obtained from Grants and Special Programs. If information is needed in languages other than English, please contact the Division of Grants and Special Programs at 859-258-3070 (TDD 859-425-2563).

Citizen comments will be accepted for a period of 30 days, Monday, April 15, 2024 through 5:00 p.m., Monday, May 15, 2024. Please address comments to the attention of Celia Moore, Grants Manager, Grants and Special Programs, LFUCG, 6th Floor, 200 East Main Street, Lexington, KY 40507. You may also submit your comments via email: cmoore@lexingtonky.gov Information concerning the Consolidated Plan process is available on the LFUCG's web page at <https://www.lexingtonky.gov/consolidated-plan>.



PROCESS USED TO RECOMMEND PROJECTS FOR FUNDING
2024 ONE-YEAR ACTION PLAN
CONSOLIDATED PLAN

For the 2024 Program Year, the Lexington-Fayette Urban County Government (LFUCG) used a public process to solicit applications for funding from the Community Development Block Grant program, the HOME Investment Partnerships program, and the Emergency Solutions Grants program.

At the first Public Hearing on December 6, 2023, information on regulations and eligible activities along with forms to use were made available. Also included were the criteria that would be used to evaluate projects. Letters and emails were sent to nonprofit agencies serving homeless persons, low-income persons, and minority populations, low-income neighborhood associations, churches in low-income neighborhoods, and to Urban County Government council members and their staff was conducted to inform them of the process and how information on requesting funding could be obtained through such as paper copies mailed from the government agency, email, and completing application through Neighborly Software from the LFUCG web page. The LFUCG website was also used to inform the public of the process that would be followed. The website included the calendar of events in the process and the phone number to call to request further information and/or assistance.

All applications were due on or before January 5, 2024. The criteria used to review and rank applications included applicant capacity, project quality, need for project, and operational feasibility. CDBG public facilities, public improvements, and housing applications along with ESG, and HOME applications were reviewed and ranked by the staff of the LFUCG Division of Grants and Special Programs. Applications recommended for funding were reviewed based upon applicant capacity, project quality, need for project, and operational feasibility. These recommendations were then reviewed and approved by the Chief Administrative Officer and Mayor's staff.

A Second Public Hearing was conducted on March 18, 2024. The draft plan was published on April 15, 2024. Final decision on funding rests with the Urban County Council. During the expiration of the 30-day public comment period that ends on May 15, 2024, the Council reviews the plan for adoption at its meetings on April 25th and May 9th.

HUD ANNUAL ACTION PLAN 2024 Proposed Projects & Applications Received

	FEDERAL	PROGRAM INCOME	REQUIRED MATCH	TOTAL REVENUE		
CDBG	\$2,340,927	\$175,000		\$2,515,927		
				<i>Recommended Award</i>	<i>Previous Year</i>	<i>Requested Amount/Need</i>
Administration and Planning: (limit of 20% of award):						
Administration: Grants & Special Programs Staff, Other expenses			14%	\$315,529	\$315,529	\$315,529
Human Rights Commission- Education and Outreach				\$25,000	\$50,000	\$50,000
Infrastructure:						
Meadows/Northland/Arlington				\$1,032,977	\$1,097,615	\$1,097,615
Housing:						
Housing Rehabilitation Operations/Staff				\$350,000	\$350,000	\$350,000
Housing Rehabilitation, owner-occupied,				\$333,783	\$333,783	\$333,783
Housing Rehabilitation, Emergency Repair				\$150,000	\$150,000	\$150,000
Supportive Services: (limit of 15% of award):						
Arbor Youth Services- youth services - Outreach Center				\$50,000	\$50,000	\$83,194
New Beginnings Housing Navigator				\$54,000	\$54,000	\$65,835
Police Activities League - Year 20				\$25,000	\$25,000	\$146,766
Repairers Lexington - E7 Kids Café				\$20,000	\$20,000	\$20,000
Moveable Feast Lexington				\$30,000	\$30,000	\$30,000
Foundation for Affordable Housing, Inc (St. James Place) funded FY22 \$60,772				\$58,131	\$0	\$58,131
Central Christian Church (Disciples of Christ)				\$71,507	NEW	\$71,507
SERVICES MAXIMUM	\$	377,389 Total Services:	\$308,638			
TOTAL AWARDS RECOMMENDED				\$2,515,927		
		TOTAL CDBG FUNDS REQUESTED			\$0	\$2,778,360
HOME	\$1,449,360	\$100,000	\$300,000	\$1,849,360		
				<i>Recommended Award</i>	<i>Previous Year</i>	<i>Requested Amount/Need</i>
\$ (1,449,360.00)						
Homeownership						
Lexington Habitat for Humanity				\$90,000	\$75,000	\$90,000
Administration						
Division of Grants and Special Programs				\$94,239	\$84,239	\$84,239
Fayette County Local Development Corporation CHDO Operation Grant				\$20,000	\$20,000	\$20,000
CHDO - Rental Housing Development						
Fayette County Local Development Corporation (CHDO required 15% minimum of federal award)				\$217,404	\$0	\$300,000
Tenant Based Rental Assistance						
AVOL Kentucky				\$36,850	\$0	\$36,850
Housing Rehab						
LFUCG Single Family Housing Rehab				\$415,121	\$415,121	\$415,121
Rental Housing Development*						
Au Associates (Meadowsweet Apt)				\$375,746	\$725,000	\$600,000
Woodland LLC/Winterwood (The Flats at Woodland)				\$600,000	\$0	\$600,000
TOTAL AWARDS RECOMMENDED				\$1,849,360		
		TOTAL REQUESTS FOR HOME			\$0	\$2,146,210
ESG	\$204,653	\$0	\$204,653	\$409,306		
				<i>Total</i>	<i>Previous Year</i>	<i>Requested Amount/Need</i>
Rapid Rehousing - Arbor Youth Services	Federal		LFUCG Match	Agency Matcl		
	\$	74,188.00	\$51,937	\$22,251	\$148,376	\$73,102
Shelter Operations: Hope Center for Men	\$	-		\$0	\$0	\$80,000
limit 60% award GreenHouse17	\$	50,000.00		\$50,000	\$100,000	\$50,000
Arbor Youth Services 18-24	\$	72,791.00		\$72,791	\$145,582	\$73,071
<i>These agencies provide their own match.</i>						\$91,227
Administration--LFUCG (limit of 7.5% of award)	\$	7,674.00	\$7,674	\$0	\$15,348	\$7,763
TOTAL AWARDS RECOMMENDED			\$59,611	\$145,042	\$409,306	
					\$0	\$411,309
		TOTAL REQUESTS FOR ESG				
TOTAL AWARDS RECOMMENDED (CDBG, HOME, ESG)					\$4,774,593	

\$504,653