
Northwest NRSA

Redevelopment Plan
2020 – 2025



Created by:

City of Owensboro, Kentucky

Community Development Department &
Northwest NRSA Advisory Team

May 8, 2020

Northwest NRSA

Area Redevelopment Plan

Overview

By 2015, the City of Owensboro had successfully completed the BaptistTown Neighborhood Redevelopment (2000-2004), the Old Germantown Neighborhood Redevelopment (2004-2010), the Mechanicsville Neighborhood Redevelopment (2010-2014) and most recently, the Triplett Twist District (2015-2020). City staff began looking for the next area on the northwest side of the City to begin a new revitalization project.

After reviewing the potential areas and neighborhoods, the Northwest Neighborhood Revitalization Strategy Area (NRSA) was selected. The Northwest NRSA is generally bounded on the north by the municipal limits, Ohio River, West First Street, Ebach Street and Schroth Street; on the south by the north side of 5th Street; on the east by Walnut Street and on the west by Ewing Road and Texas Avenue. The Northwest NRSA encompasses approximately 367 acres, 1,083 parcels of property and is primarily residential (69%), but it also includes commercial, industrial and other public use properties (31%). The Northwest NRSA includes 25 defined residential neighborhoods:

**BAERS
BAPTIST TOWN ESTATES
BURDETTE ADDITION
CHESTERFIELD COURT ADDITION
DUNPHYS ADDITION
EWINGS
FRAYSTERS ADDITION
GILMOUR PLACE ADDITION
GLASS FACTORY
HERRS
HOMESTEAD
LANCASTER & GOFF
LOCK VIEW
LUCAS PLACE ADDITION
MCCALLISTER PLACE / ADDITION
NELSON PLACE ADDITION
PARADISE GARDEN
PHILLIP EDGE
R MONARCHS ADDITION
RIVER CREST TOWNHOMES
ROBER L MILLER
SHELBY'S ADDITION
SINNETT ADDITION
TAYLOR'S ADDITION
WEST FOURTH STREET**

The City of Owensboro understands that the key to rebuilding strong neighborhoods is increasing and maintaining the percentage of single-family homeowners within a defined area. Stable homeownership rates encourage community pride and continued investment and sustainability. Over the past 30 years, older neighborhoods within the northern third of the city have seen the conversion from single-family homeownership properties to rental investment properties. A mix of well-maintained rental investment property and homeownership property can create a vibrant and extremely desirable neighborhood, but when the unit percentage of homeownership starts to drop below 45%, a neighborhood is at risk of losing a cohesive neighborhood feel.

This will be the second comprehensive effort to address the redevelopment of residential areas while at the same time redeveloping older commercial areas. The following is the defined mission statement for the Northwest NRSA redevelopment:

This redevelopment plan will be anchored by the reality of the Northwest NRSA's true potential and aggressively implemented with urgency. We will define the gap between what the area is now and what it wants to be in the future. We will direct focused resources and thoughts to make it happen. We will blend technology, planning and partnerships to create a bold plan that will define the direction of new development, redevelopment and capture the interest and imagination of the Northwest NRSA residents, businesses and beyond.

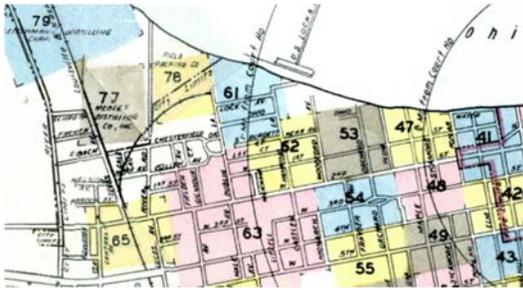
In January 2020, the following residents and business owners that live in the area volunteered to serve on the Northwest NRSA Advisory Team. The Team consisted of the following individuals:

*Gary Adams
Carol Adkins
Karl Anderson
Carole Anne Barrass
Les Christianson
Ruth Gordon
Phil Haire
Brenda McAlister
Kathryn Raymer*

Staff: Abby M. Shelton, MPA, Community Development Director

History

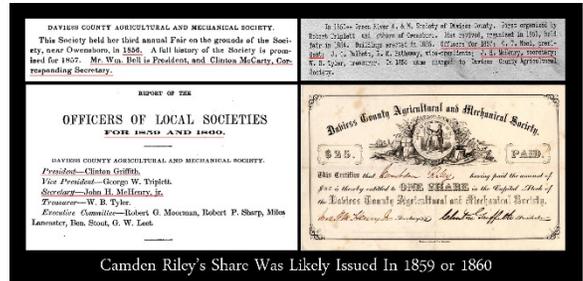
The area within the Northwest NRSA Plan Boundary has a rich history with a distinct identity. The area has represented the imagination and innovational spirit of the community for over 180 years. Befitting the long history of the area, the earliest recorded build date for a structure in the Northwest NRSA is 1864. Construction of new buildings in the area remained relatively high until the mid-1960s, with comparative peaks in the early 1900s and the 1940s.



As early as the late 1840s, the vicinity around today's Dublin Lane became home to a wave of Irish immigrants who settled in the area and created a village called Dublin. One of the main draws of this area at the time was a meatpacking house established in 1852. The combination of available jobs and connections to the local area drew in more immigrants to the locale. The meatpacking house operated until 1863, when an embargo related to the Civil War forced it to close.



The area was also home to the first fairgrounds in Owensboro. Many events, including the Owensboro Fair, were host to some of the largest social events in the young city.

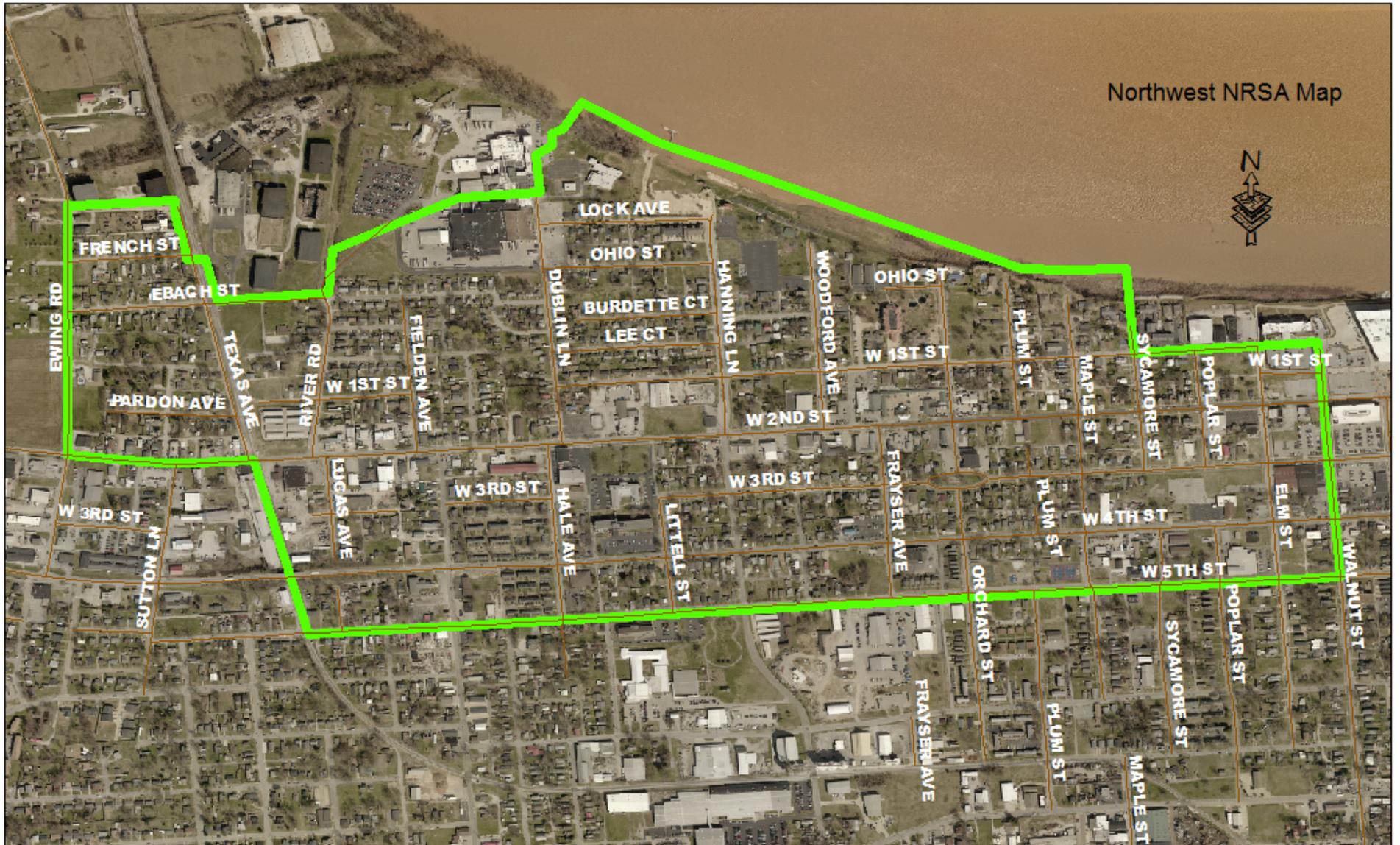


Camden Riley's Share Was Likely Issued In 1859 or 1860

Perhaps the most successful business to arise out of the area in the Northwest NRSA was Field Packing Company, now known as Specialty Foods Group, which was created in 1914 by Charles Eldred Field. As the company grew, it expanded to other cities in Kentucky and began interstate marketing, eventually becoming part of the Soparind Corporation in 1982. Field and his family are most remembered in Owensboro for their various philanthropic contributions, which still continue today.



Map #1 Northwest NRSA Neighborhood Revitalization Strategy Area Boundary 2020



Statistical Review

Census Tract & Block Group Information

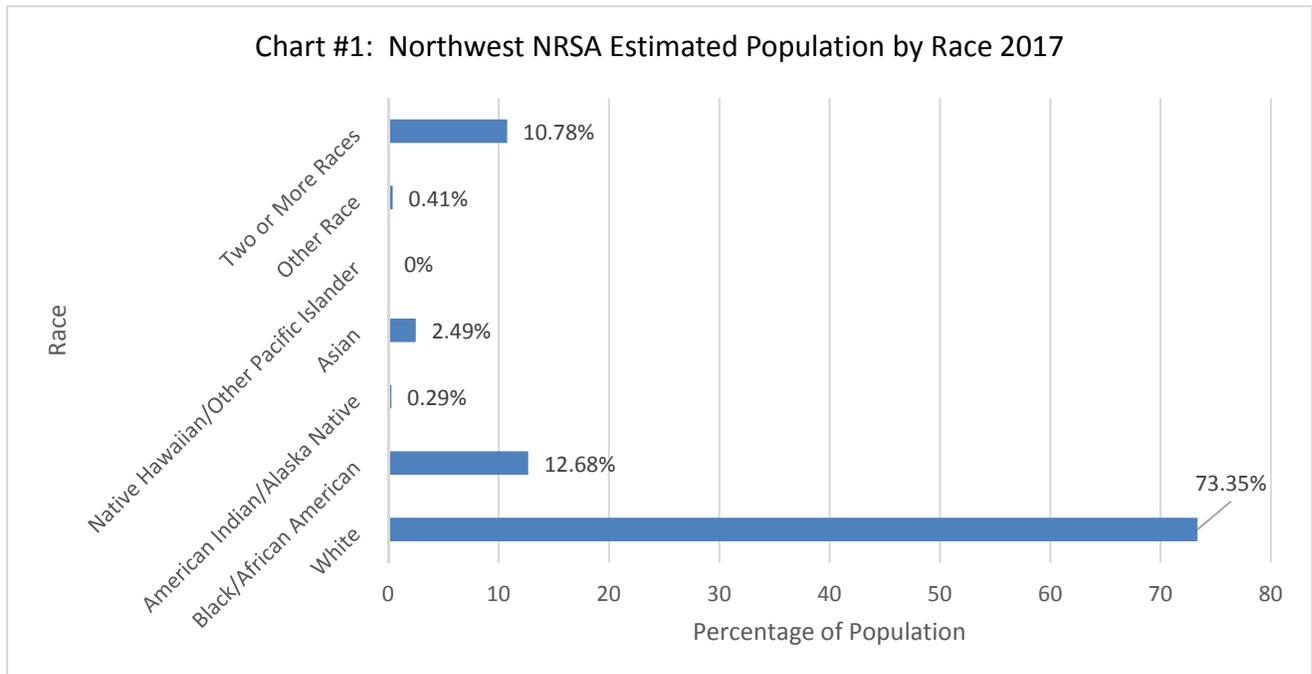
The Northwest NRSA is located within portions of Census Tract #200 - Block Group #1, Census Tract #200 - Block Group #2 and Census Tract #200 - Block Group #3, which consists of an average of 75% of low-to moderate-income persons (see Table #1) (see Map #2). The data in Table #1 represents information for the entire block group and only portions of the block group are located within the Northwest NRSA boundary. According to the 2011-2015 ACS estimated Census information. The total estimated population of the NRSA is 3,630.

Table #1: Northwest NRSA 2011-2015 ACS HUD Census Information Low-to Moderate-Income Block Group Data

Block Group	Census Tract	Low/Mod Persons	Low/Mod Universe	Low/Mod %
1	200	1130	1605	70%
2	200	975	1260	77%
3	200	655	765	86%
Totals		2760	3630	76%

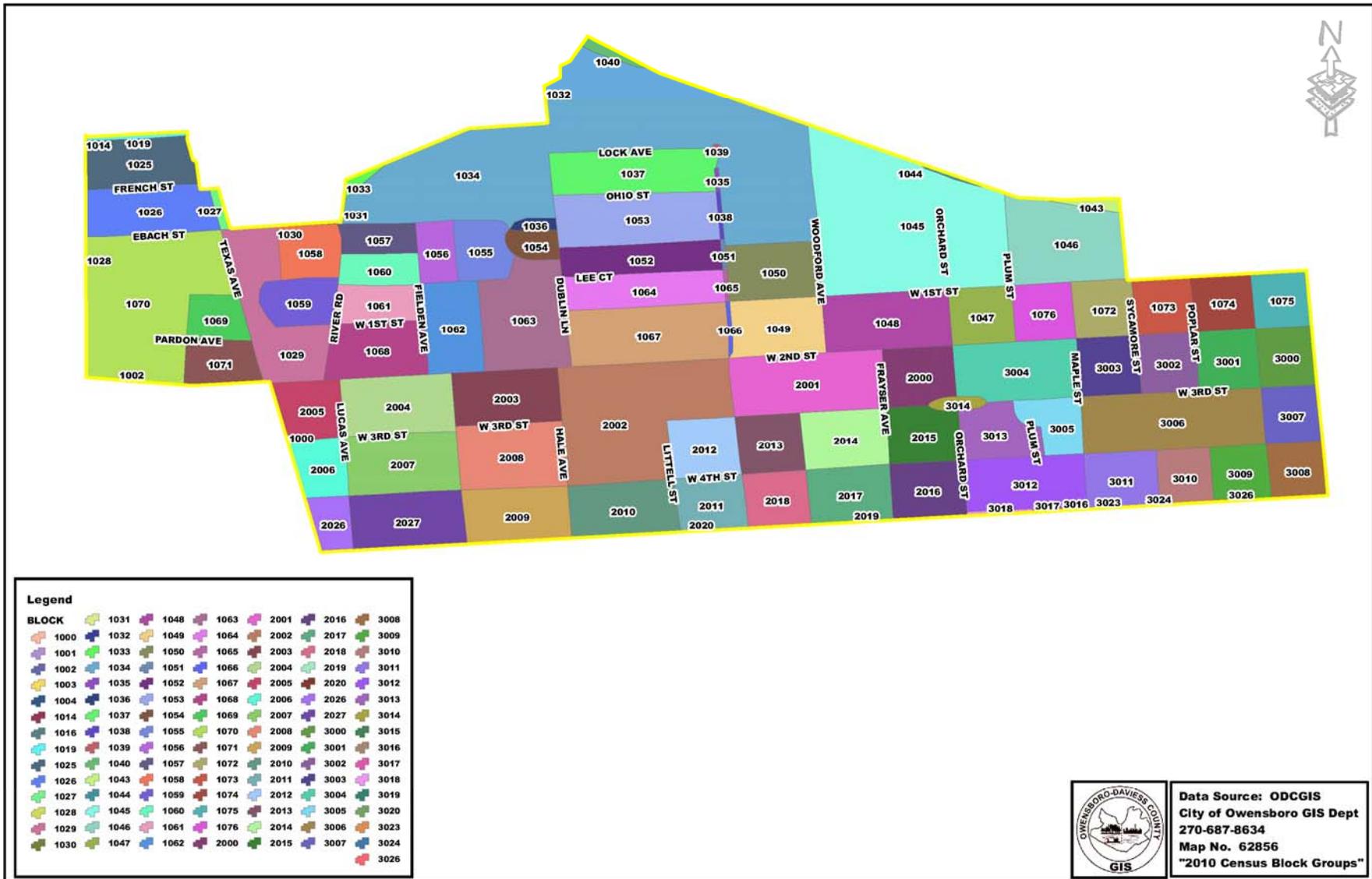
Source: ACS 2011-2015 – HUD LMI Mapping

In reviewing the larger Census Tracts associated with the Northwest NRSA boundary, it is estimated that 73.35% of the total population are White and the minority population is estimated to represent 26% of the people that live in the area (see Chart #1) (see Map #3). Of the 15% minority population, 12.68% are African American, 2.49% are Asian and 10.78% are two or more races.



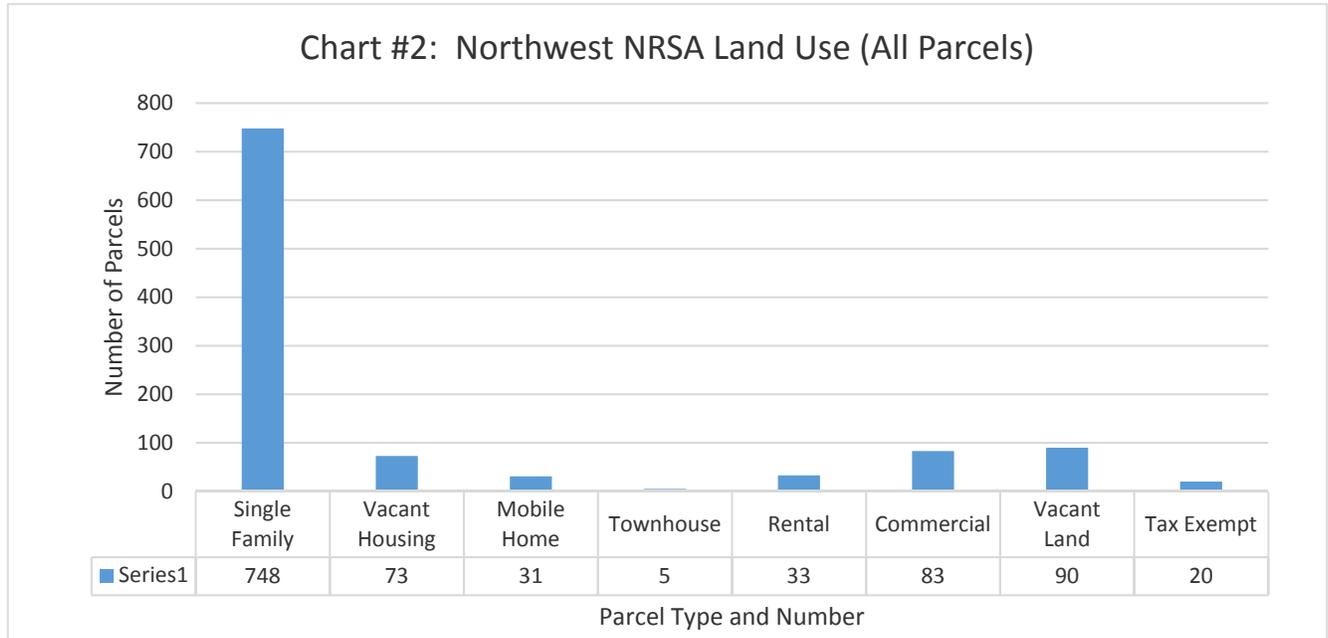
Source: ACS 2011-2015

Map #2: Northwest NRSA Census Block Group Map 2020

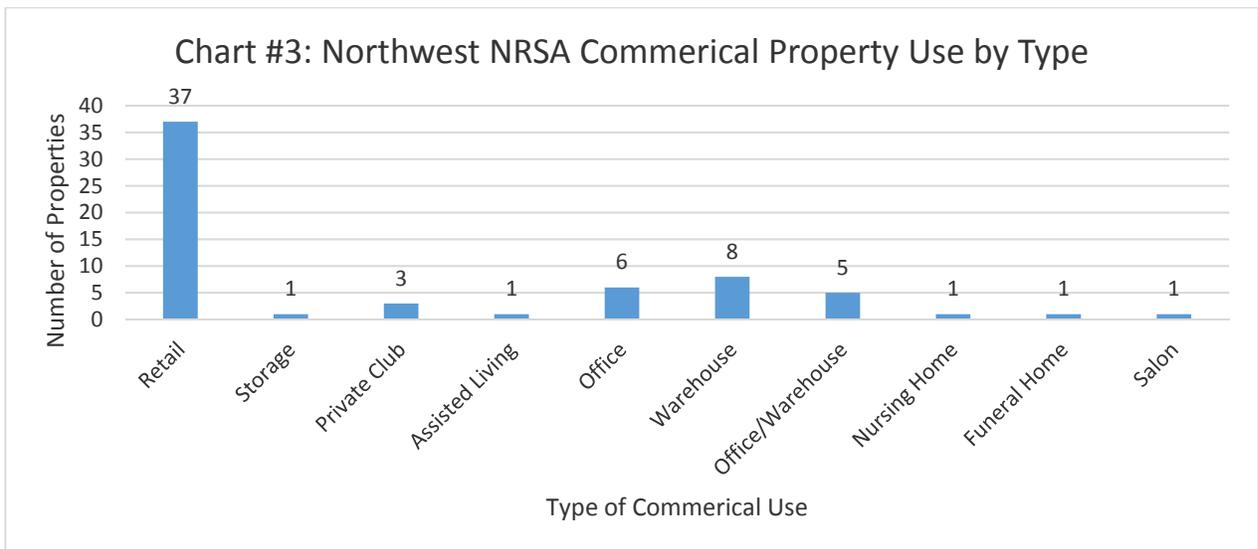


Existing Land Use

The Northwest NRSA is 69% Single-Family, 8% Commercial and Vacant Land and 3% Mobile Homes and Rental (see Chart #2 and Map #3). All combined residential uses make up more than 82% of total uses. The commercial and industrial corridor is mainly located on Second Street. The majority of the commercial is retail (See Chart #3). The Northwest NRSA includes twenty-five (25) defined residential neighborhoods (see Map #4):

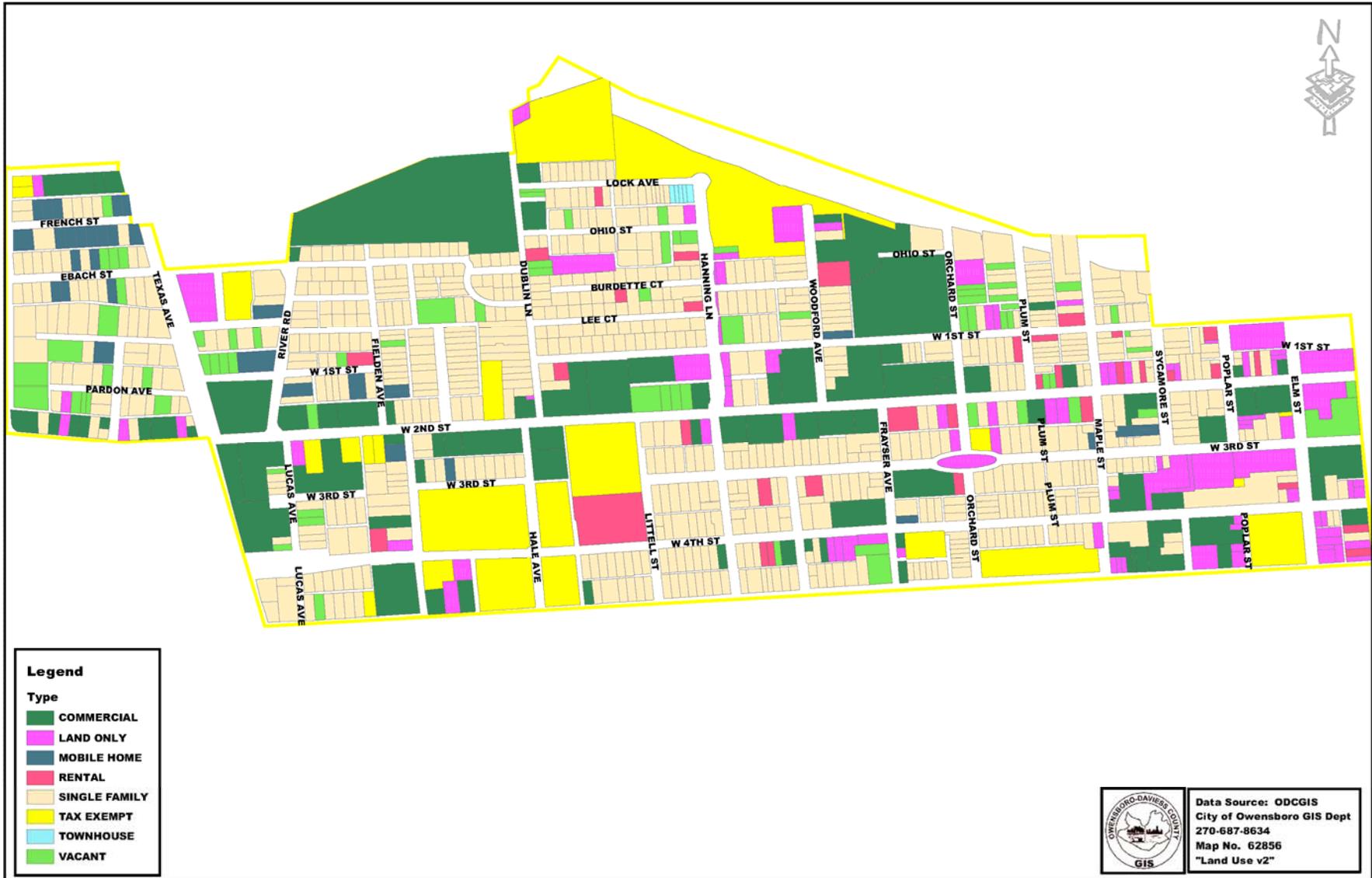


Source: Daviess County, Kentucky Property Valuation Office 2019

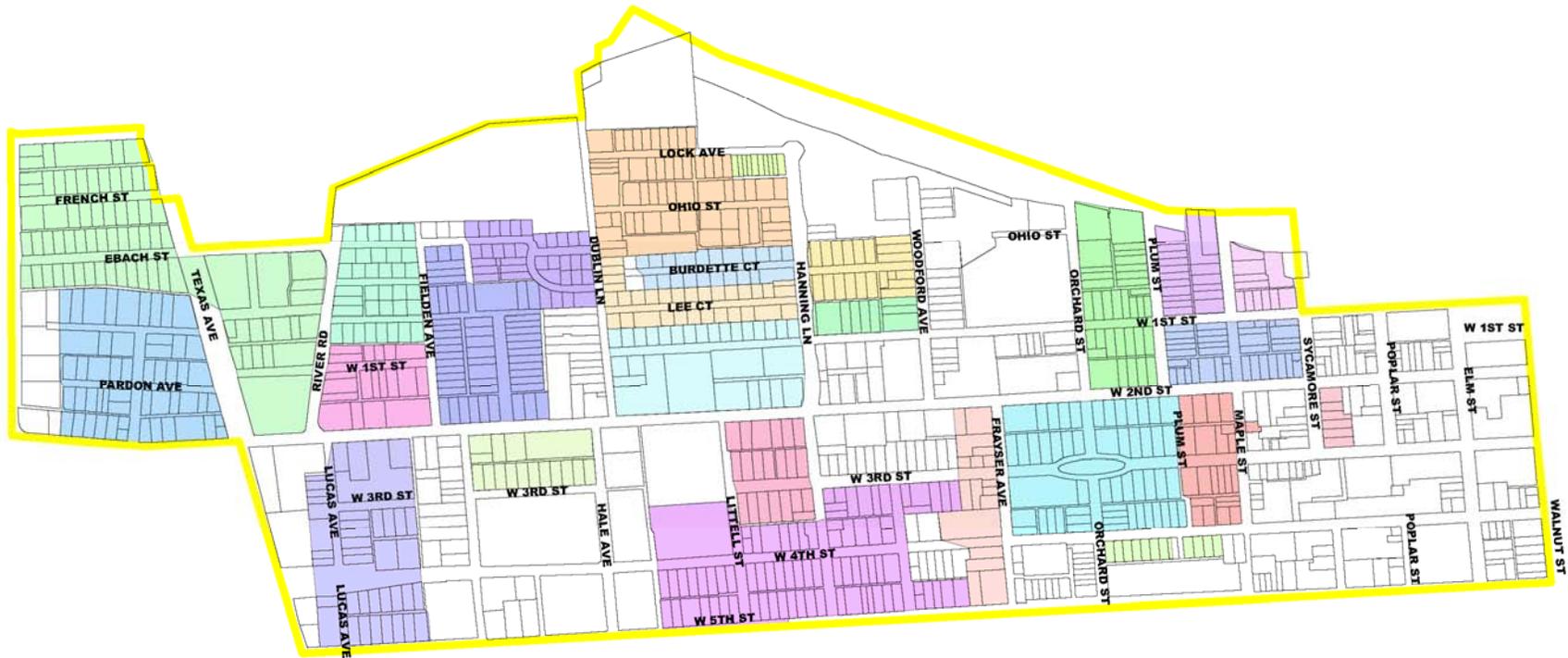


Source: Daviess County, Kentucky Property Valuation Office 2019

Map #3: Northwest NRSA Existing Land Use by Type 2020



Map #4: Northwest NRSA Neighborhood Subdivisions 2020



Legend		
Subdivisions		
NAME		
BAERS	HERRS	R MONARCHS ADDITION
BURDETTE ADDITION	HOMESTEAD	RIVER CREST TOWNHOMES
CHESTERFIELD COURT ADDITION	LANCASTER & GOFF	ROBERT L MILLER
DUNPHY'S ADDITION	LOCK VIEW	SHELBY'S ADDITION
EMINGS	LUCAS PLACE ADDITION	SINNETT ADDITION
FRASERS ADDITION	MCCALLISTER ADDITION	SISTERS ADDITION
GILMOUR PLACE ADDITION	MCCALLISTER PLACE	TAYLORS ADDITION
GLASS FACTORY	NELSON PLACE ADDITION	WEST FOURTH STREET
	PARADISE GARDEN	
	PHILLIP EDGE	

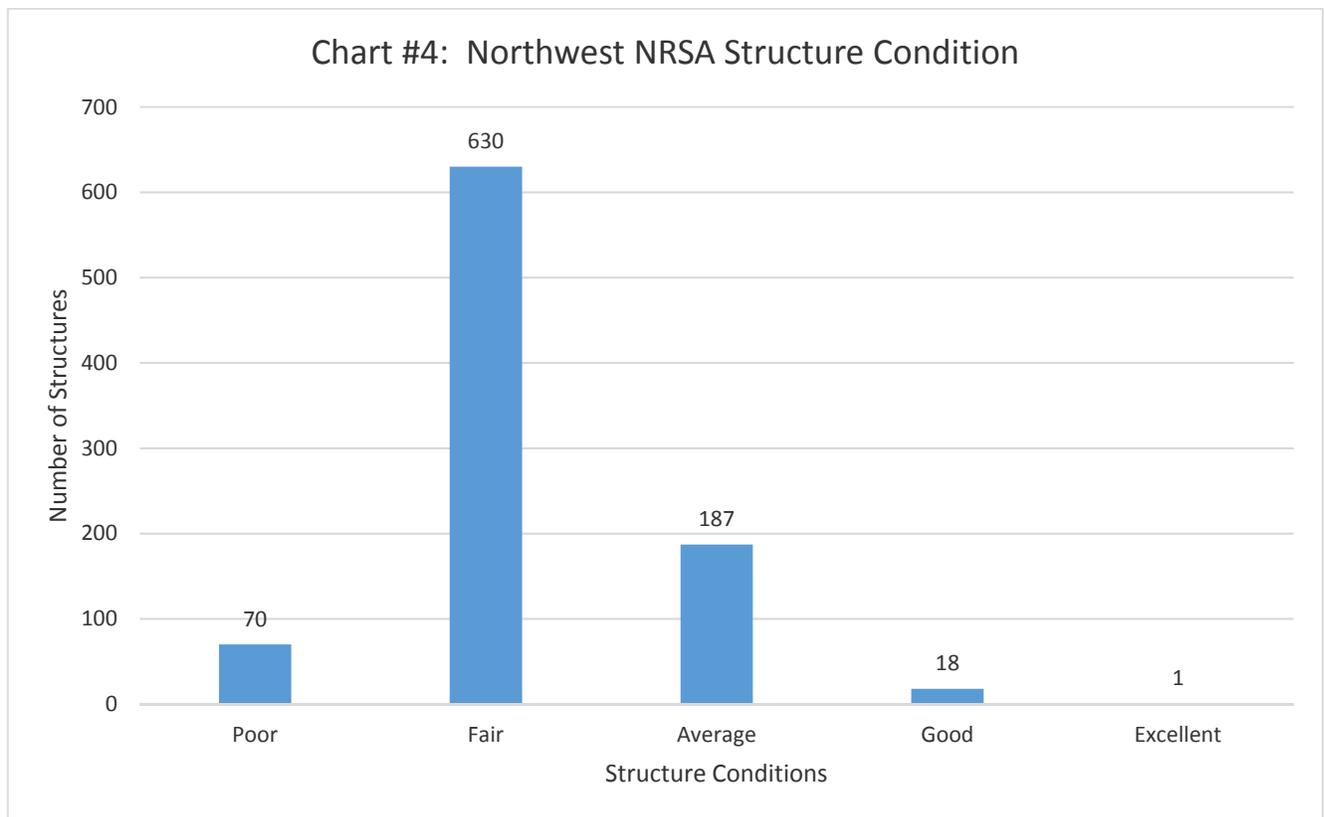


Data Source: ODCGIS
 City of Owensboro GIS Dept
 270-687-8634
 Map No. 62856
 "Subdivisions"

Condition and Age of Structures

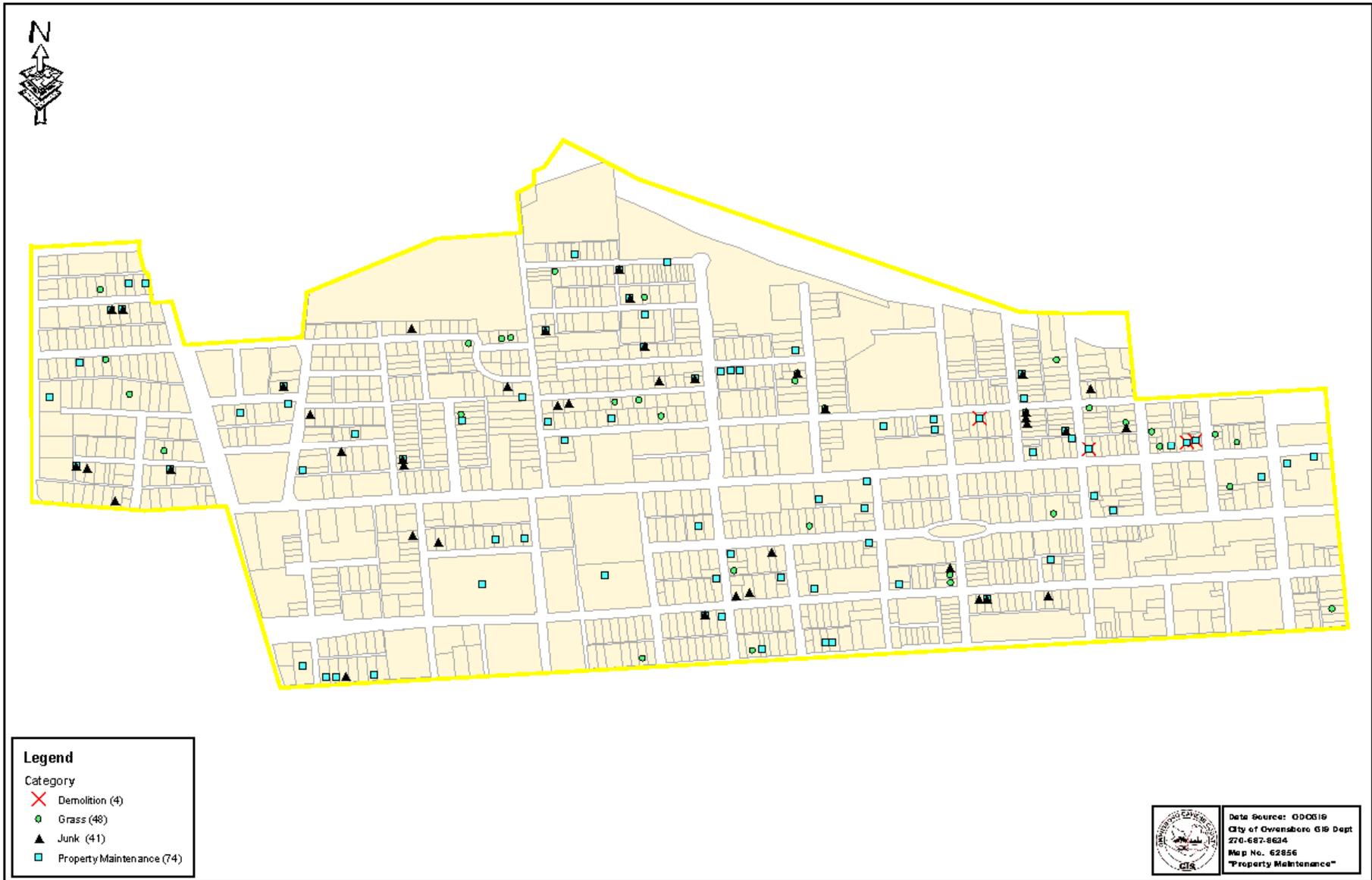
Currently, the condition of all structures for all use types in the Northwest NRSA is as follows: 630 parcels (58%) are in fair condition, 187 parcels (17%) are in average condition, and 70 (6%) of the parcels are in poor condition (see Chart #4). The majority (64%) of the parcels in the NRSA are in need of rehabilitation. This is a strong indicator of the overall existing stability of the area.

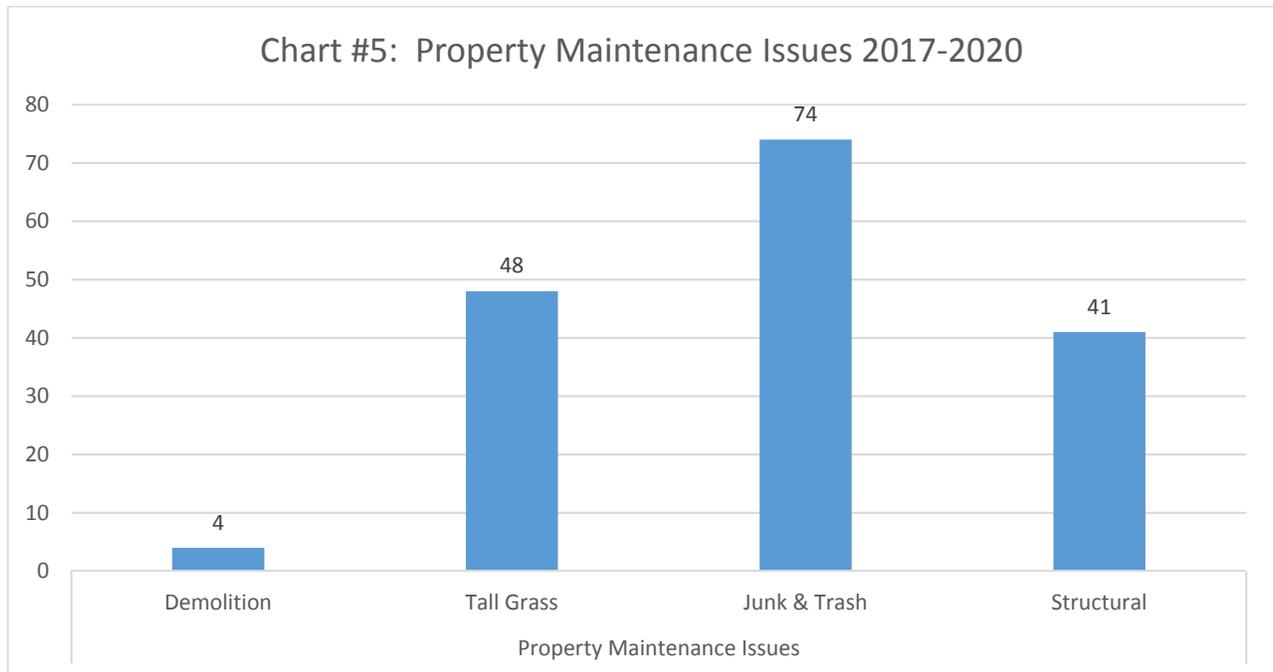
One hundred sixty-seven properties within the area were identified to have property maintenance issues within the past three years (see Chart #5, Map #5). There were 41 major structural violations, 74 junk and trash violations and 48 tall grass violations found within the area. There is a strong need for attention to property upkeep, as well as structural rehabilitation and/or demolition.



Source: Daviess County, Kentucky Property Valuation Office 2019

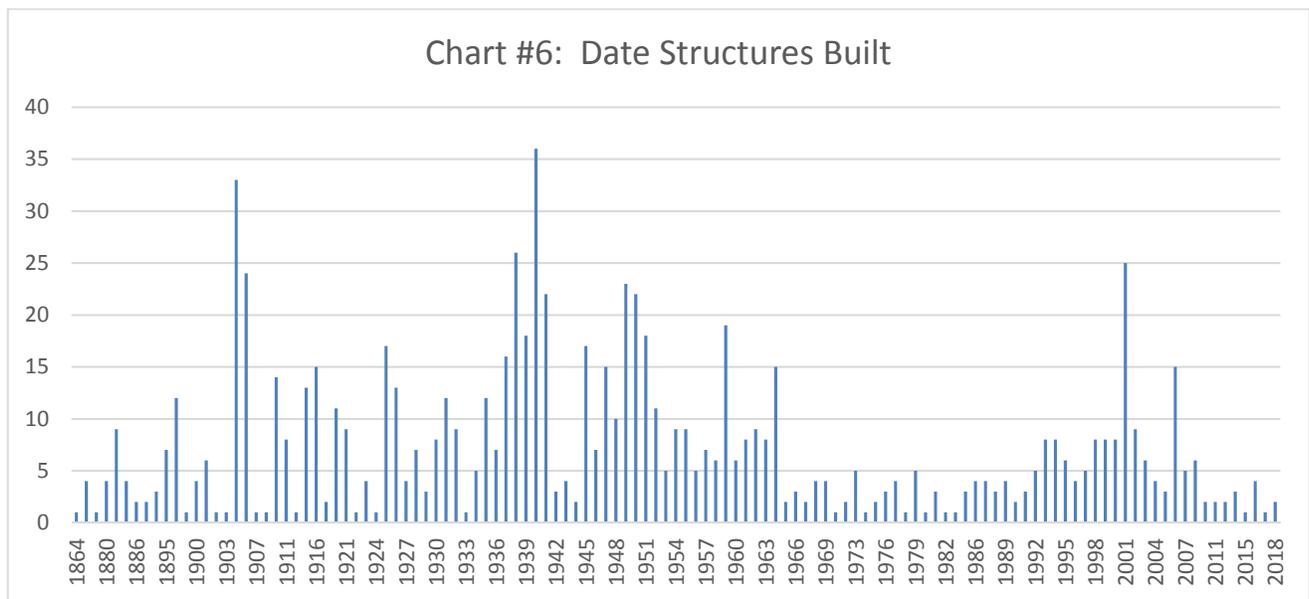
Map #5 Northwest NRSA Property Maintenance Issues





Source: City of Owensboro Property Maintenance Department

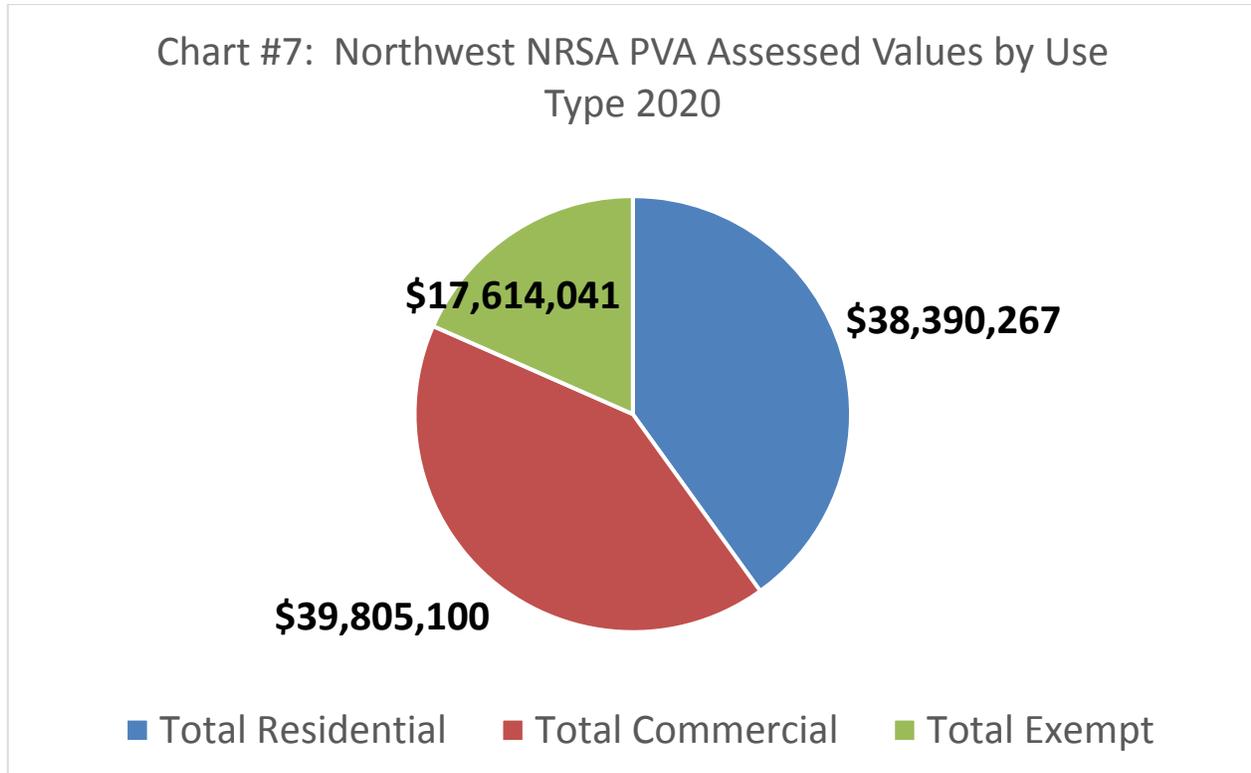
The original construction dates of existing residential structures range from 1881 to 2025 (see Chart #6). The majority (52%) of all commercial buildings were constructed from 1940 to 1970. The oldest commercial building was constructed in 1890 and the newest was constructed in 2016. There are a few industrial buildings that are included within the commercial numbers. The oldest residential home was built in 1864 and the newest was built in 2019.



Source: Daviess County, Kentucky Property Valuation Office 2019

Property Values – All Uses

The current total assessed value for property within the boundary of the Northwest NRSA is \$95,809,408 (see Chart #7). The valuation of existing nontaxable properties total \$17,614,041 (18%). The valuation of residential properties is \$38,390,267 (40%), and the valuation of commercial properties is \$39,805,100 (42%).



Housing and Income Analysis

Within the boundary of the Northwest NRSA, the 25 defined residential neighborhoods have a total of **1,158** residential single-family homes (see Table #2).

		Table #2: Northwest NRSA Residential Neighborhoods Single-Family Homes By Tenure 2014							
		2000		2010		2019		2024	
Household Type		Number	Percent	Number	Percent	Number	Percent	Number	Percent
NRSA	Owner-Occupied	508	45.0%	402	35.4%	396	34.2%	409	34.8%
	Renter-Occupied	623	55.0%	732	64.6%	762	65.8%	766	65.2%
	Total	1,131	100.0%	1,134	100.0%	1,158	100.0%	1,175	100.0%
CITY	Owner-Occupied	13,394	61.6%	13,827	59.8%	13,857	57.2%	14,428	58.1%
	Renter-Occupied	8,338	38.4%	9,302	40.2%	10,357	42.8%	10,421	41.9%
	Total	21,732	100.0%	23,129	100.0%	24,214	100.0%	24,849	100.0%
COUNTY	Owner-Occupied	11,425	86.7%	12,161	84.7%	13,322	85.0%	13,912	85.5%
	Renter-Occupied	1,746	13.3%	2,195	15.3%	2,346	15.0%	2,358	14.5%
	Total	13,171	100.0%	14,356	100.0%	15,668	100.0%	16,270	100.0%
COMBINED CITY/COUNTY	Owner-Occupied	25,326	70.3%	26,390	68.3%	27,575	67.2%	28,749	68.0%
	Renter-Occupied	10,707	29.7%	12,229	31.7%	13,464	32.8%	13,545	32.0%
	Total	36,033	100.0%	38,619	100.0%	41,039	100.0%	42,294	100.0%
KENTUCKY	Owner-Occupied	1,125,397	70.8%	1,181,271	68.7%	1,220,770	67.4%	1,263,435	68.0%
	Renter-Occupied	465,233	29.2%	538,694	31.3%	590,802	32.6%	594,035	32.0%
	Total	1,590,630	100.0%	1,719,965	100.0%	1,811,572	100.0%	1,857,470	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The Northwest NRSA is a renter-dominated market, as evidenced by the fact that approximately two-thirds of all occupied housing units consist of renter households. The surrounding city primarily consists of owner households, which represents nearly 60% of all occupied housing units.

The 2019 number of renter and owner households within the Northwest NRSA is projected to remain virtually unchanged through 2024, unless new housing is developed in the NRSA. Over this same five-year period, the number of households in the surrounding city is projected to increase by 635 (2.6%).

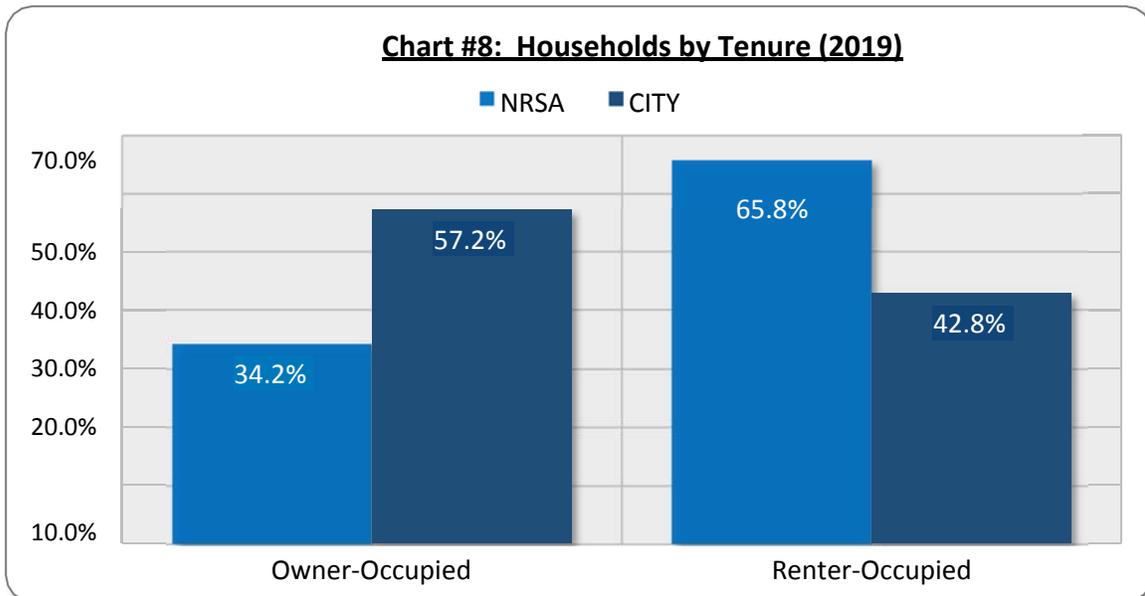


	Table #3: Median Household				
	2010 Census	2019 Estimated	% Change 2010-2019	2024 Projected	% Change 2019-2024
NRSA	\$16,905	\$25,098	48.5%	\$24,525	-2.3%
CITY	\$34,783	\$43,998	26.5%	\$43,941	-0.1%
COUNTY	\$48,946	\$70,518	44.1%	\$79,050	12.1%
COMBINED CITY/COUNTY	\$39,620	\$51,793	30.7%	\$53,973	4.2%
KENTUCKY	\$40,401	\$49,522	22.6%	\$53,728	8.5%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The NRSA had an estimated median household income of \$16,905 in 2010. This increased to \$25,098 in 2019, representing a notable increase of 48.5%. It is projected that median household income within the NRSA will remain generally stable over the next few years, unless new development and/or investment is undertaken in the NRSA in the near future (see Table #3).

The NRSA has historically had and is projected to have the lowest median household income between the NRSA, city, and the state of Kentucky. This is evidence of the high concentration of low-income households living in the NRSA.

In 2019, the largest number of renter households in the NRSA had incomes below \$10,000, with the next largest number making between \$10,000 and \$19,999. Combined, over 54% of the renter households in the NRSA make less than \$20,000 in 2019. This is notably higher than the 36.3% share of these lower income (less than \$20,000) renter households for the city (see Table 4).

Generally, the number of renter households by income level within the NRSA is not expected to change much between 2019 and 2024. The greatest change in renter households will be an 18 household decrease among households making between \$10,000 and \$19,999. Despite this projected change, lower income renter households will still represent the largest number of households in the NRSA. As such, affordable housing will remain an important segment of the local housing market (see Table #4).

Table #4: Renter Households by Income

		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
NRSA	2010	242 (33.1%)	291 (39.8%)	89 (12.1%)	46 (6.3%)	25 (3.4%)	13 (1.8%)	24 (3.3%)	1 (0.2%)
	2019	212 (27.7%)	204 (26.7%)	107 (14.0%)	100 (13.0%)	56 (7.3%)	22 (2.9%)	58 (7.6%)	6 (0.7%)
	2024	223 (29.1%)	186 (24.3%)	107 (14.0%)	100 (13.0%)	60 (7.8%)	20 (2.5%)	65 (8.5%)	6 (0.8%)
	Change 2019-2024	11 (5.3%)	-18 (-8.9%)	0 (0.3%)	0 (0.0%)	4 (6.5%)	-3 (-12.7%)	7 (12.8%)	1 (9.7%)
CITY	2010	1,628 (17.5%)	2,852 (30.7%)	1,482 (15.9%)	1,060 (11.4%)	665 (7.1%)	528 (5.7%)	939 (10.1%)	148 (1.6%)
	2019	1,602 (15.5%)	2,159 (20.8%)	1,471 (14.2%)	1,481 (14.3%)	1,314 (12.7%)	588 (5.7%)	1,329 (12.8%)	414 (4.0%)
	2024	1,551 (14.9%)	1,953 (18.7%)	1,431 (13.7%)	1,652 (15.9%)	1,628 (15.6%)	495 (4.7%)	1,258 (12.1%)	454 (4.4%)
	Change 2019-2024	-51 (-3.2%)	-206 (-9.5%)	-40 (-2.7%)	172 (11.6%)	314 (23.9%)	-93 (-15.8%)	-72 (-5.4%)	40 (9.6%)
COUNTY	2010	400 (18.2%)	489 (22.3%)	292 (13.3%)	245 (11.1%)	228 (10.4%)	184 (8.4%)	295 (13.4%)	64 (2.9%)
	2019	245 (10.4%)	316 (13.5%)	319 (13.6%)	312 (13.3%)	338 (14.4%)	151 (6.4%)	495 (21.1%)	170 (7.3%)
	2024	205 (8.7%)	290 (12.3%)	329 (13.9%)	310 (13.2%)	330 (14.0%)	109 (4.6%)	611 (25.9%)	174 (7.4%)
	Change 2019-2024	-40 (-16.3%)	-25 (-8.1%)	10 (3.2%)	-1 (-0.5%)	-8 (-2.4%)	-43 (-28.2%)	116 (23.4%)	4 (2.1%)
COMBINED CITY/COUNTY	2010	2,195 (17.9%)	3,565 (29.2%)	1,921 (15.7%)	1,329 (10.9%)	938 (7.7%)	774 (6.3%)	1,290 (10.6%)	217 (1.8%)
	2019	2,056 (15.3%)	2,590 (19.2%)	1,892 (14.1%)	1,800 (13.4%)	1,780 (13.2%)	741 (5.5%)	1,937 (14.4%)	669 (5.0%)
	2024	1,924 (14.2%)	2,282 (16.9%)	1,800 (13.3%)	1,929 (14.2%)	2,146 (15.8%)	643 (4.7%)	2,085 (15.4%)	735 (5.4%)
	Change 2019-2024	-132 (-6.4%)	-307 (-11.9%)	-92 (-4.8%)	129 (7.2%)	367 (20.6%)	-98 (-13.2%)	148 (7.6%)	66 (9.9%)
STATE	2010	108,481 (20.1%)	128,761 (23.9%)	86,930 (16.1%)	64,518 (12.0%)	50,691 (9.4%)	28,293 (5.3%)	55,263 (10.3%)	15,758 (2.9%)
	2019	94,895 (16.1%)	118,101 (20.0%)	87,154 (14.8%)	72,199 (12.2%)	58,203 (9.9%)	38,435 (6.5%)	85,044 (14.4%)	36,771 (6.2%)
	2024	84,982 (14.3%)	107,956 (18.2%)	81,625 (13.7%)	70,797 (11.9%)	61,135 (10.3%)	42,625 (7.2%)	98,037 (16.5%)	46,879 (7.9%)
	Change 2019-2024	-9,914 (-10.4%)	-10,145 (-8.6%)	-5,528 (-6.3%)	-1,402 (-1.9%)	2,932 (5.0%)	4,190 (10.9%)	12,993 (15.3%)	10,108 (27.5%)

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

Housing Supply Analysis

The housing supply analysis considered both rental and for-sale housing. Understanding the market performance, characteristics, composition, and current housing choices within the study areas provided critical information as to current market conditions and future housing potential.

For the purposes of this analysis, the focus of the housing supply information is of the NRSA, though information on the surrounding area (City) and broader geographic areas is also provided and evaluated. This analysis included secondary Census housing data and Bowen National Research's survey of area rental alternatives. Information was also obtained from Multiple Listing Service. Finally, the local building and planning departments were contacted to determine if any residential units of notable scale were currently planned or under review by local government. Any such units were considered in the housing gap estimates included later in the report.

Based on the 2013-2017 ACS data, the following is a distribution of all renter-occupied housing by year of construction for each study area.

		Table #5: Renter-Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
NRSA	Number	0	0	55	72	81	169	245	133	755
	Percent	0.0%	0.0%	7.3%	9.5%	10.7%	22.4%	32.5%	17.6%	100.0%
CITY	Number	98	159	723	1,131	1,146	2,316	3,048	1,093	9,714
	Percent	1.0%	1.6%	7.4%	11.6%	11.8%	23.8%	31.4%	11.3%	100.0%
COUNTY	Number	35	19	178	460	470	320	595	285	2,362
	Percent	1.5%	0.8%	7.5%	19.5%	19.9%	13.5%	25.2%	12.1%	100.0%
COMBINED CITY/COUNTY	Number	133	178	957	1,663	1,697	2,805	3,887	1,511	12,831
	Percent	1.0%	1.4%	7.5%	13.0%	13.2%	21.9%	30.3%	11.8%	100.0%
KENTUCKY	Number	4,151	16,896	66,246	87,518	81,806	105,567	117,539	89,215	568,938
	Percent	0.7%	3.0%	11.6%	15.4%	14.4%	18.6%	20.7%	15.7%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

		Table #6: Cost-Burdened Renter Households							
		Cost Burdened				Severe Cost Burdened			
		Renter		Owner		Renter		Owner	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
NRSA		331	44.0%	118	35.3%	152	20.2%	85	25.4%
CITY		4,321	44.5%	2,625	19.1%	1,835	18.9%	1,102	8.0%
COUNTY		752	31.9%	1,551	12.3%	440	18.7%	586	4.6%
Combined (NRSA/City/County)		5,404	42.1%	4,294	16.1%	2,427	18.9%	1,773	6.6%
KENTUCKY		230,860	40.6%	214,073	18.5%	115,688	20.3%	85,475	7.4%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

Among the *renter* households in the NRSA, a total of 331 (44.0%) are cost burdened and 152 (20.2%) are *severe* cost burdened. Statewide, these ratios are 40.6% and 20.3%, respectively. The share of severe cost burdened *renter* households in the NRSA (20.2%) is generally in line with that of the city (18.9%)

and the state of Kentucky (20.3%). The share of cost burdened *owner* households within the NRSA (35.3%) is much higher than that of the city (19.1%) and the state of Kentucky (18.5%). The disparity is even greater among the share of severe cost burdened *owner* households in the NRSA (25.4%), which is more than triple that of the city (8.0%) and the state of Kentucky (7.4%).

Multifamily Rental Housing

Overall, a total of 49 multifamily properties were identified and personally surveyed within the NRSA and surrounding Secondary Study Area (city) by Bowen National Research. Because there were so few multifamily rental properties identified outside the Owensboro city limits, we have grouped all surveyed properties inside the county, but outside the NRSA (NRSA) and referred to their area as the Secondary Study Area (city). Properties were surveyed to establish the overall strength and trends of the area’s multifamily rental housing market. Five conventional housing projects containing a total of 263 units were surveyed within the NRSA, while the remaining 44 projects with a combined total 2,869 units were located within the surrounding city. The NRSA rentals have a combined occupancy rate of 100.0%, while the surrounding city has an occupancy rate of 98.4%. These are both very high occupancy rates and demonstrate that there is limited availability among the multifamily rental supply.

Three different housing affordability segments were identified either in or around the NRSA, including market-rate, Low-Income Housing Tax Credit (LIHTC) and government-subsidized. Market-rate housing is generally considered rental housing that does not have any government assistance or programmatic restrictions on the rents that can be charged or the maximum income limits on residency. Tax Credit housing is developed under the LIHTC program, which typically restricts residency to households with incomes of up to 80% of the Area Median Household Income (AMHI). Government-subsidized housing commonly restricts income to 50% of AMHI and often restricts rents to 30% of a household’s income. While these surveyed properties do not represent all multifamily rental properties in or immediately near the market, this survey of properties provides insight as to the performance, rents, condition, features, age and other attributes of the area’s multifamily rental housing supply.

The distribution of surveyed multifamily rental housing supply within the NRSA and the city (city and county) by program type is illustrated in Table #7:

Table #7: Multifamily Rental Housing Supply				
NRSA				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	1	8	0	100.0%
Tax Credit	1	4	0	100.0%
Government-Subsidized	3	251	0	100.0%
Total	5	263	0	100.0%
(City and County)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	25	1,290	47	96.4%
Market-rate/Government-Subsidized	1	102	0	100.0%
Tax Credit	4	157	0	100.0%
Tax Credit/Government-Subsidized	5	646	0	100.0%
Government-Subsidized	9	674	0	100.0%
Total	44	2,869	47	98.4%

There were no vacancies among the 263 surveyed units in the NRSA, resulting in an overall 100.0% occupancy rate. While there were a total of 47 vacant units identified among the surveyed city supply,

these resulted in a 98.4% occupancy rate. Typically, well-balanced markets have occupancy rates generally between 94.0% and 96.0%, to allow for inner-market mobility and to enable the market to accommodate new residents. As such, both the NRSA and city multifamily rental inventory lack a good balance of available units. There were no available LIHTC or government-subsidized multifamily rentals identified in the NRSA or city. Therefore, low-income renter households (those making no more than 80% of Area Median Household Income or up to around \$55,000) must find housing elsewhere (e.g. in single-family homes, mobile homes, substandard housing, outside the market, etc.). There is a disproportionately low share of market-rate multifamily products in the NRSA, as such products represent just 3.0% of the surveyed product. This lack of market-rate rentals in the NRSA likely limits the neighborhood's ability to attract higher income households or accommodate the needs of market-rate renter households currently in the market. While there appears to be a shortage of rental housing serving all affordability levels, the local housing market (both the NRSA and city) would benefit from the introduction of affordable rental housing alternatives, such as those developed under the LIHTC program and/or with a government subsidy.

Crime

Crime risk, whether perceived or real, can influence a person’s decision to move to, leave, or remain at, a particular location. The desirability of a housing market, whether citywide or neighborhood-specific, is often judged by its level of security and safety. Existing and potential residents constantly monitor crime risk, both on a “personal” and “property” basis. When certain geographic areas exhibit higher crime rates, potential residents tend to move elsewhere and existing residents relocate. Conversely, areas with lower crime rates tend to attract potential residents and retain existing ones. Stronger housing markets normally enjoy low or decreasing crime rates, while weaker housing markets usually suffer from high or increasing crime rates.

For this study, the FBI Uniform Crime Report (UCR) was used. The FBI collects data from roughly 16,000 separate law enforcement agencies across the country and compiles it into the UCR. The most recent data shows a 95% coverage rate of all jurisdictions nationwide.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and a murder is no more significant statistically than petty theft. Therefore, caution should be exercised when using them.

Table #8 compares the UCR crime risk probabilities for the selected geographies in this study:

Table #8: Crime Statistics			
2019 Crime Indexes (AGS)	NRSA	DAVISS COUNTY	KENTUCKY
Total Crime Index	163	99	84
Personal Crime Index	113	45	58
Murder Index	91	23	98
Rape Index	131	138	96
Robbery Index	206	54	72
Assault Index	71	27	45
Property Crime Index	171	107	88
Burglary Index	191	91	101
Larceny Index	160	115	85
Motor Vehicle Theft Index	213	81	81

Source: Applied Geographic Solutions

The overall Crime Index for the Primary Study Area (PSA) is 163. While above the county (99), state (84) and national average (100), this figure is comparable with the other areas in the center of the City and is not uncommon for established urban areas. Based on this preceding crime data, it appears that actual crime frequency for the PSA is generally similar to the surrounding area, particularly to the east and southeast. Therefore, it is not believed that the perception of crime for the PSA will be a significant deterrent for people to live in the area.

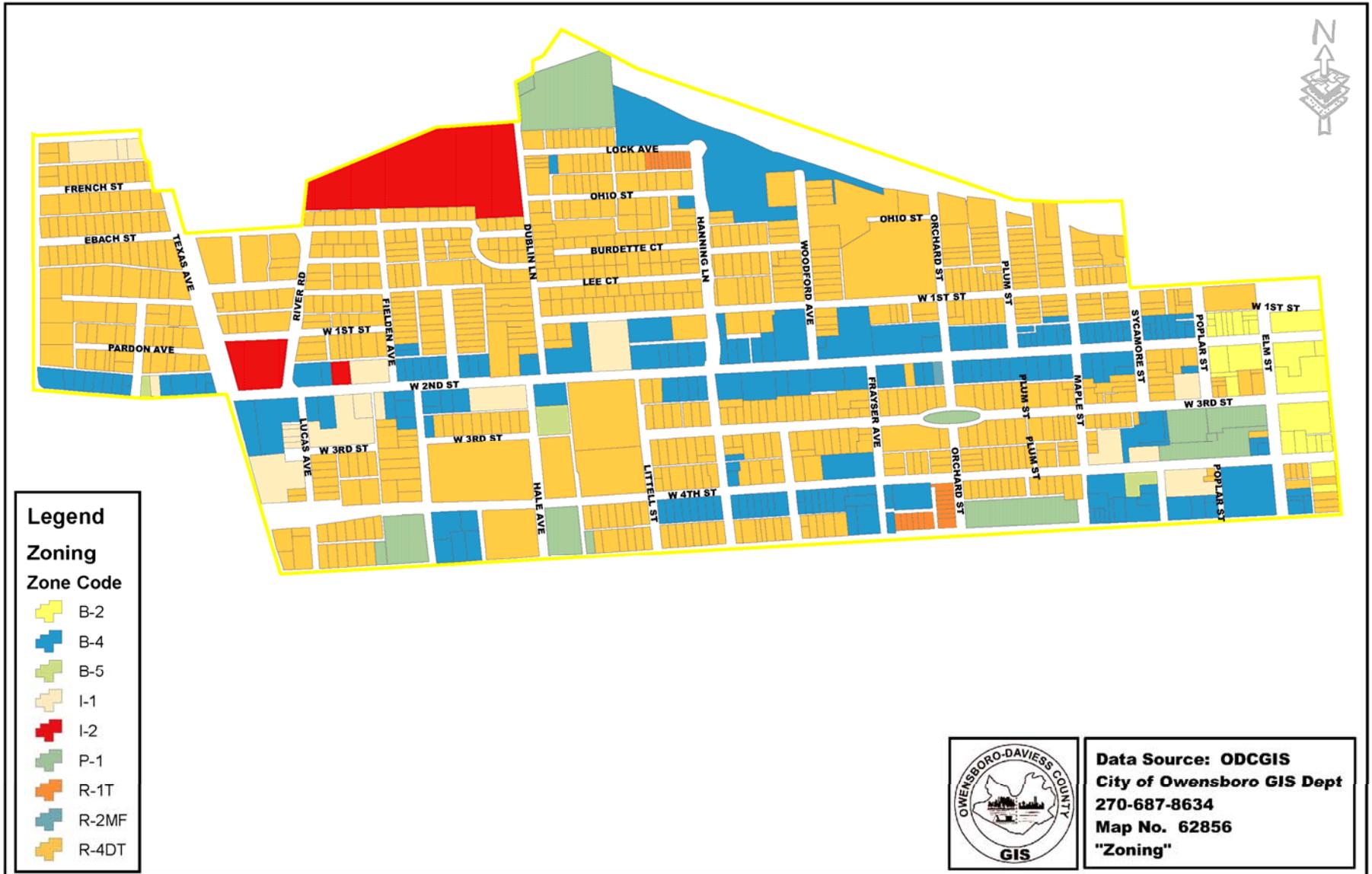
Zoning

The following zoning classifications exist within the Northwest NRSA (see Map #12):

- P-1 (professional/service)**
- B-4 (general business)**
- B-2 (central business)**
- B-5 (business/industrial)**
- R-2MF(multi-family residential)**
- R-4DT (inner-city residential)**
- I-1 (light industrial)**
- I-2 (heavy industrial)**

The majority of commercial properties are zoned **B-4** and the defined neighborhoods are zoned **R- 4DT**. The majority of industrial zoned properties are located within the outmost boundaries of the Northwest NRSA and most parcels are zoned **I-1** (light industrial) with two parcels being zoned **I-2** (heavy industrial).

Map #6 Northwest NRSA Existing Zoning 2020



Qualified Opportunity Zones

There are two Census Tracts in the northcentral portion of Owensboro that were recently designated as Qualified Opportunity Zones (QOZ). QOZs were created by the 2017 Tax Cuts and Jobs Act and are designed to spur investment in communities through tax benefits. The Tracts in Owensboro are 21059000200 (Census Tract 2) and 21059000300 (Census Tract 3). The entire PSA (NRSA) falls within the QOZs and therefore, is eligible for the benefits offered by the QOZ program.

QOZs provide a deferral and reduction of capital gains taxes within five to seven years and a total waiver of capital gains taxes at ten years or longer. QOZs can be used in conjunction with other incentive programs, such as the Federal and State Historic Tax Credit program or the Community Reinvestment Area (CRA) program.

Properties eligible for QOZ investment or Qualified Opportunity Funds (QOF) must be purchased after December 31, 2017 with any prior ownership limited to 20% of the fund.

The current QOF deadlines, pending new legislation are as follows:

- 12/31/19 – Last day to invest in QOF to receive ALL potential tax benefits
- 12/31/21 – Last day to invest in QOF to receive 10% reduction in tax liabilities
- 12/31/26 – Last day to invest in QOF without 5- and 7-year tax reduction
- 12/31/28 – QOZs expire, pending new legislation

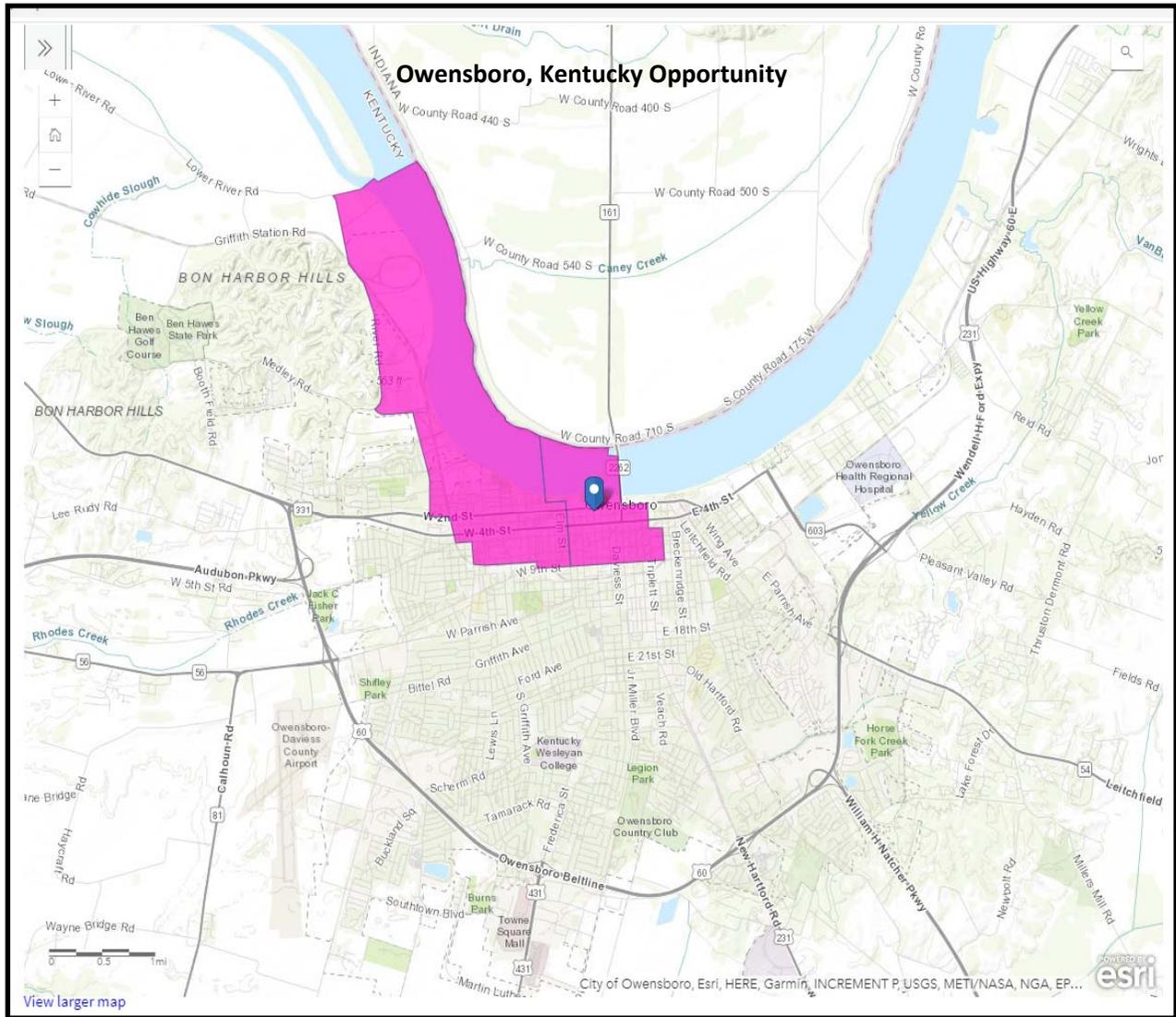
The City may want to identify real estate investors, developers and/or opportunity zone funds specifically tied to this program. These investors and funds can be identified through private-equity firms, venture capitalists, and several on-line resources including the following:

- www.cremodels.com
- <https://eig.org/opportunityzones/resources>
- www.enterprisecommunity.org/opportunity360
- www.novoco.com/resource-centers
- www.reonomy.com
- <https://Smartgrowthamerica.org>

Taking a pro-active approach to identifying resources and investors or funds could expedite investment into Owensboro, particularly within the PSA (NRSA).

Additional details of the program and a QOZ map can be found at <https://www.kyoz.org/>.

Map #7 Qualified Opportunity Zones



Public Input & Meetings

The majority of data for this Plan was collected throughout January 2019. The following meetings have been held to obtain public input and refine the full Northwest NRSA:

A pre-planning public hearing was held on **September 16, 2019** to solicit comments from the public. Forty-one interested persons attended the first meeting. An overview of potential projects and active discussion with participants occurred. There was also a residential and business survey conducted throughout the Northwest (NRSA) with a mailing sent to each physical address and each business owner's address (Appendix A). In fall of 2019, Bowen National completed a Housing Needs Assessment for the City. Through that report, they engaged the community in the following ways:

Associates of Bowen National Research obtained input from nine stakeholders within Owensboro and Daviess County regarding the local housing market. Input from stakeholders was provided in the form of an online survey, as well as from individual interviews (Appendix B). The nine total respondents represent a wide range of industries that deal with housing issues, including local government officials, the real estate and apartment industries, and various social service organizations. The purpose of these stakeholder surveys was to gather input regarding the need for specific types and styles of housing, the income segments housing should address, identifying housing issues in the market, and establishing potential solutions to address housing within Owensboro.

Housing Needs & Issues

- Stakeholders were asked to indicate the degree of overall housing demand within Owensboro for housing by **tenure** (renter vs. owner) and **target market** (rental, for-sale, independent senior apartments, assisted living or nursing care housing, single-person/young professionals, student, affordable workforce, homeless, or special needs/disabled). Two-thirds (66.7%) of respondents indicated that *affordable workforce* housing was in *high demand*, a larger share than any other housing type. In terms of rental housing versus for-sale housing, over half (55.6%) of the respondents indicated that *rental* housing was in *high demand*, while two-thirds (66.7%) indicated *for-sale* housing was in *moderate demand*. Notably, 77.8% of respondents indicated that housing for *singles/young professionals* was in *moderate demand*.
- Stakeholders were asked to rank the level of demand for the following housing **styles**: apartments, duplex/triplex/townhome rentals, for-sale condominiums, for-sale single-family homes, mobile homes/manufactured housing, single-room occupancy, and units above retail. Most respondents (66.7%) indicated that detached single-family homes are in *high demand*, while 88.9% of respondents indicated that apartments are in *moderate to high demand*. No housing style was indicated to be in *moderate demand* by more than 50% of respondents. Over three quarters (77.8%) of respondents indicated that there was *low demand* for *units above retail*, with *condominiums* (66.7%) and *single-room occupancies* (55.6%) also indicated as being in *low demand* by the majority of respondents. Based on these results, most respondents felt that single-family or detached units were in great need, with multifamily apartments in moderate to great need.
- Stakeholders were asked to rank the level of demand for *rental* housing by monthly **rent level**:

A large majority (88.9%) of respondents indicated *high demand* exists for rentals priced below \$500 per month. A similarly large share (77.8%) also believed there was a high need for rentals between \$500 and \$749 per month. A majority of respondents indicated that there was moderate need for rentals priced between \$750 and \$999, which received 66.7% of the votes. Conversely, the majority of respondents (85.2%) indicated that there was *low demand* for product priced above \$1,000. Respondents clearly indicated that lower priced rental units were in *high demand*, with some level of *moderate demand* for moderately priced product.

- This survey asked stakeholders to rank the level of demand representing *for-sale* housing by **price point**. Stakeholder responses indicated *high demand* of *for-sale* housing priced under \$150,000, which received 88.9% of the vote. Receiving a nearly equal vote share of 77.8%, housing priced between \$150,000 and \$199,999 was also deemed to be in *high demand*. Under the category of *moderate demand*, 66.7% of respondents voted for housing product priced between \$200,000 and \$299,999. Nearly all respondents (88.9%) believed there was *low demand* for product priced at \$300,000 or more. As these results indicate, respondents believed that *high demand* exists for product priced under \$200,000, which would be affordable to lower income households in the market. Respondents also indicated there is *moderate demand* for moderately priced units, generally between \$200,000 and \$299,999.
- Stakeholders were asked to what degree specific **housing issues** are experienced in Owensboro, choosing from the following options: “Not at All,” “Somewhat,” or “Often.” Issues that were identified by a majority of respondents as “often” prevalent to residents were rent affordability (88.9%), lack of down payment for home purchases (77.8%), substandard (quality/condition) housing (55.6%) and overcrowded housing (55.6%). Issues that were voted as “somewhat” prevalent to residents included foreclosures (88.9%), limited availability (66.7%), high cost of renovation (66.7%) and home purchase affordability (66.7%). As these results indicate, many of the greatest issues facing residents are associated with rent affordability and home buying down payments. Notable shares of respondents also cited overcrowding and substandard housing as frequent issues.
- Stakeholders were also asked to rank the priority for the following **types of housing construction** in Owensboro: Adaptive reuse (converting existing structures into housing), renovation/revitalization of existing housing, new construction, mixed- use, and product along public transit routes. Most respondents (77.8%) assigned *high priority* to the renovation/revitalization of existing housing. Product developed along public transit routes and new construction were identified as a *moderate to high priority* by 88.9% and 77.8% of respondents, respectively. Two-thirds (66.7%) of respondents believed there is *moderate priority* for mixed-use housing.

Housing Programs & Resident Assistance

- Stakeholders were asked to prioritize the following types of housing assistance programs that should be considered for the city: Homebuyer assistance, project- based rental subsidy, Tax Credit financing, other rental housing assistance (Vouchers), and other homeowner/homebuyer assistance. While all but one category received around a third of the votes as a high priority, the category that received the greatest response (55.6%) as a high priority was homebuyer assistance. Notably, two-thirds (66.7%) of respondents indicated other homeowner/homebuyer assistance as a moderate priority. While all responses received some notable support from

respondents, it was clear that assistance programs for homeowners/homebuyers was believed by most respondents to be a high priority for Owensboro residents.

- Stakeholders were also asked to provide open-ended responses as to whether there are specific housing programs that should be given priority in Owensboro. Of the two responses that were provided, demolishing the Cadillac Motel and Colonel House Motel and providing sober living assistance programs were identified as areas of need.
- Stakeholders were also asked if there are specific housing development programs at the local or state level not currently offered that should be explored. While only one respondent replied to this prompt, the desire to establish a rental assistance program for sobriety/transitional housing in Owensboro was described by the respondent.

Barriers to Housing Development

- Stakeholders were also asked what common barriers or obstacles exist in Owensboro that limit residential development. Cost of land was the most frequently cited issue, receiving 88.9% of the respondents' votes. Other barriers commonly cited included the cost of labor/materials and financing, which received 66.7% and 55.6% of the votes, respectively. No other issue was chosen by more than 40% of respondents. As such, it appears that development and land costs, as well as the lack of financing, were the primary factors that limit residential development.
- Respondents to the previous question were also asked how they believed obstacles or barriers to development could be reduced or eliminated. Respondents were provided the opportunity for open-ended responses to this question. Stakeholder responses included: increasing funding and time for condemnation/demolition of abandoned houses and partnerships with landlords.

Northwest Neighborhood Revitalization Strategy Area (NRSA)

Part of this Housing Needs Assessment focused on a preselected submarket known as the Northwest Neighborhood Revitalization Strategy Area (NRSA), also referred to as the Primary Study Area (PSA). This area is situated in the northwest portion of the city and encompasses the southern portion of Census Tract 2. This area has been targeted by the City for investments and infrastructure improvements. Stakeholders were provided a map of this area and were asked to provide insight.

Housing Needs & Issues:

- Stakeholders were asked to indicate the degree of overall housing demand within the NRSA for housing by **tenure** (renter vs. owner) and **target market** (rental, for-sale, independent senior apartments, assisted living or nursing care housing, single-person/young professionals, student, affordable workforce, homeless, or special needs/disabled). The top three responses related to *high demand* were affordable workforce (low- to moderate-income) (77.8%), rental housing (66.7%) and homeless/special needs housing (66.7%). Among the answers indicating *moderate demand*, the top answers included independent senior housing (55.6%) and assisted senior care facilities (55.6%). These results indicate that stakeholders believed that rental housing, homeless/special needs housing and housing that is affordable to low- and moderate-income workers has the highest demand in this submarket.
- Stakeholders were asked to rank the level of demand for the following **housing styles**:

apartments-multifamily/multi-story, apartments-townhomes/rowhomes, apartments-over retail/office space, for-sale condominiums, and for-sale single-family homes. The responses showed a small mix of housing styles in *high demand*, with the greatest responses (55.6%) for multistory/multifamily apartments and for-sale single-family homes. Townhomes/rowhome apartments received the next highest share of responses for *high demand* at 33.3%. It is worth noting that both for-sale condominiums and apartments over retail/office space had the highest number of votes (77.8%) for *low level of demand* in the submarket. According to these results, it appears most respondents felt that traditional multifamily apartments and for-sale single-family homes were in the greatest need in the NRSA.

- Stakeholders were asked to provide insight on the **construction types** that should be given priority in the NRSA. Respondents were able to choose from adaptive reuse (i.e. warehouse conversion), renovation/revitalization of existing housing, new construction, and mixed-use. The stakeholders indicated that the renovation/revitalization of existing housing should be a focus for this neighborhood, as 77.8% of respondents stated this should be a *high priority*. New construction received the second highest share (55.6%) of responses as a *high priority*. Mixed-use construction was considered a *moderate priority* by 44.4% of respondents.
- Stakeholders were asked to provide their opinion on the **rent levels** that should be expected for *new rental* housing developed in the NRSA. The overwhelming consensus among respondents (88.9%) indicated that rents between \$500 and \$749 a month were achievable. The remaining 11.1% of votes indicated that rents under \$500 would be appropriate for new rental product developed in the submarket. Based on survey responses, it appears that rents over \$750 are very unlikely to be supported in this submarket.
- Like the rental units discussed in the previous topic, stakeholders were asked to opine on the **price point** of *for-sale* housing in this neighborhood. Two-thirds (66.7%) of stakeholder responses indicated the most likely pricing for new for-sale product developed in this neighborhood should fall under \$150,000. The remaining share (33.3%) of respondents indicated that new housing product in this neighborhood should be priced between \$150,000 and \$199,999. These results indicate that most respondents feel new for-sale product should be focused on homes priced below \$150,000.
- Stakeholders were asked an open-ended question to provide their input on potential **housing-related issues** that should be addressed in the NRSA as they relate to future housing development. Responses varied greatly and included the following: the general undesirability of the area, lack of interest of renovating/improving housing, a need for counseling and education on available housing, a need for affordable family housing, a need to reduce crime and clean up blighted areas/landscaping, a need to renovate older homes, a need to increase public safety funding that would add patrol officer shifts on each street and a need to increase property values relative to downtown Owensboro. In short, the responses appear to support renovating existing housing, removing unwanted/unused structures, adding safety services and providing mixed-income housing that includes affordable and low-income households.
- Stakeholders were asked an open-ended question to provide their input on **potential initiatives or incentives** that would encourage investment in the NRSA. Responses included the following suggestions: inclusion of a tax break for investment in the area (provided the subject property would be well-kept and desirable), issuance of low-interest loans/sweat equity while reducing crime and improving streetscaping and keeping property values below those of the newer

downtown developments to avoid pricing out current residents. Overall, responses appear to support tax initiatives and low-interest investments to encourage development, while working to reduce crime and improve streetscaping without pricing out current residents.

In addition to the Housing Needs Assessment, a Redevelopment Advisory Team was organized by the Owensboro Community Development Department to work with staff to create the Northwest NRSA. All of the Advisory Team members live within or own businesses or property within the NRSA and are active in the community. The Advisory Team has met on two occasions to create and then refine the draft of the Plan. The eight member advisory Team will also be active during the Plan Implementation over the next five years by assisting in clarification of Plan objectives and communicating with their neighbors about the status of the implementation. A Citizens Advisory Committee for Community Development meeting was held as a public hearing in Owensboro City Hall Commission Chambers on **February 17, 2020** in order to obtain input from the public concerning the general direction and refinement of possible projects as established by the Northwest Redevelopment Advisory Team. A second public hearing was held on **March 10, 2020** to present a preliminary draft plan to the Owensboro City Commission for approval. This was a public meeting that included a work session. A second Northwest NRSA Advisory Team meeting was held on **April 23, 2020** in Owensboro City Hall Commission Chambers to review the NRSA draft plan and field public comments. A third Public Hearing conducted by the Citizens Advisory Committee for Community Development was held on **April 27, 2020** and the first draft of the Northwest Area Redevelopment Plan was presented, as well as an opportunity for the public to present projects or provide information for the 2020-2025 Consolidated Plan and the 2020-2021 Annual Action Plan. A final public meeting was held on **May 5, 2020** for formal approval by the Owensboro Board of Commissioners. The City Commission approved the recommended Northwest Redevelopment Plan at a public meeting on **May 5, 2020** with (Municipal Order # 20-). The Grass Roots nature of this process has created a document that takes the vision, priorities and dreams of the residents who live in the neighborhood and converts them into specific actions and projects based on available resources to significantly revitalize the area within a five year period. Additionally, all low income housing and service providers have been made aware of the opportunity for public input during the process through direct mailings, media and advertising in local print media.

Northwest NRSA

Neighborhood Redevelopment Plan

Major Challenges & Proposed Actions

The Northwest NRSA Redevelopment Advisory Team identified the following major challenges within the Area:

Uncertain about recommending the area for residence

Stagnant growth

Safety issues / crime

Drugs

Lack of green spaces

Lack of business opportunity

Appearance and quality of housing stock

Lack of affordable housing

Lack of shopping facilities

Poor street and alley maintenance

Litter

Lack of housing maintenance

Lack of opportunity for new business

Lacking community life

Lack of yard maintenance

Loitering and transients

Cadillac Motel

Neighborhood Revitalization Strategy Area Priorities:

The market requires additional housing to meet the needs of existing residents and to attract new households and investment - Based on the inventory of the existing housing stock in the NRSA that revealed there are few available units to rent or buy, it is clear that there is insufficient housing to meet the needs of the market. It is believed that the lack of housing is limiting the market's ability to serve the changing needs of current residents and its ability to attract new households. This, in turn, is limiting the area from growing economically and attracting investment. The market will benefit from new/additional rental and for-sale housing that serves a broad range of household income levels, sizes and age groups. As a result, consideration should be given to providing assistance (e.g. tax abatements, predevelopment loans or grants, gap financing, first-time homebuyer assistance, etc.) to support the development of low- income rental and for-sale housing. Mixed-income and multi-generational housing should be areas of focus.

Focus should be placed on supporting the preservation of existing housing structures in the market – As shown in this report, there is a shortage of available housing within the subject NRSA, while at the same time a notable amount of older, lower quality housing in the neighborhood. The NRSA has a relatively large inventory of housing built prior to 1970, particularly owner-occupied housing. Based on the age of this product, the substandard housing conditions cited in this report, and our personal observations of the market, there are some housing units that appear to be suffering from neglect and disrepair. While the City has made significant efforts in recent years to address/remove blight and create more developable sites in the NRSA, such efforts should continue for the foreseeable future. The City should explore securing or providing grants and other financial resources that they can make available to homeowners and landlords of rental properties to assist them with residential repairs and weatherization efforts, to get properties to meet code, or to assist in the removal of blight. Efforts to promote the tax benefits from the NRSA's Qualified Opportunity Zone designation and historic tax credits should continue to be supported.

Efforts should be made to improve neighborhood appearances through streetscape beautification and façade improvement endeavors – The subject NRSA is an established neighborhood with varying levels of quality and age of existing structures and infrastructure. Based on stakeholder input and our own on-site evaluation, much of the neighborhood's buildings and infrastructure show signs of age, disrepair and neglect. In an effort to encourage investment and development, the government should explore and/or implement initiatives that involve façade improvements (both residential and commercial structures), street/sidewalk repairs and enhancements, landscaping and other streetscape improvements (e.g. lighting, crosswalks, signage, benches, etc.) that would enhance the aesthetic appeal of the subject neighborhood. Efforts may need to start along arterial roadways and more neglected corridors within the neighborhood.

Explore establishing incentives and initiatives that will encourage development/redevelopment of vacant land and buildings – While the evaluation of potential development opportunities in the NRSA was not an area of focus of this report, it was determined that there are approximately 140 vacant parcels that represent potential sites for residential (and other) development alternatives. It is recommended that the City consider various incentives (e.g. tax abatements, waving or reducing certain government development fees, providing infrastructure assistance, etc.) that could encourage development activity in the NRSA.

Priority Needs

The City of Owensboro's Consolidated Plan outlines the priorities by which the City's Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program, funds will be invested over the next five years. Based on a Needs Assessment and Market Analysis, the Plan identifies the following priority needs in ranked order:

1. Increase and Maintain Affordable Housing Stock – High Priority

- Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
- Fund construction of new affordable units for- sale to low- and moderate-income buyers.
- Develop and implement a rating tool to be used when evaluating proposed affordable housing developments that scores and weighs criteria, such as proximity to public transportation, proximity to job centers, and other opportunity factors.
- Develop an incentive program that encourages private-sector developers to include affordable units in their projects and advocate for the adoption of the program by city government.
- Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
- Provide down payment assistance to eligible low- and moderate-income homebuyers.
- Provide homeowner education assistance.

2. Support and Invest in Economic Growth – High Priority

- Undertake commercial revitalization in target areas through the construction and/or rehabilitation of commercial structures and through façade improvement programs.
- Prioritize funding for economic development projects based on proximity to transit.

3. Provide Other Non-Housing Public Services – High Priority

- Undertake public services projects and programs.
- Supplement code enforcement services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
- Undertake public infrastructure projects that complement the existing and planned public transportation network, to include sidewalk construction, improvement, and maintenance.
- Undertake public facilities projects that complement the existing and planned public transportation network, to include improvements to bus stops.
- Fund transit corridor enhancements such as façade improvements.
- Prioritize funding for other infrastructure and facility projects based on proximity to transit.
- Allow for program administration funding for the CDBG and HOME federal grants.

PROPOSED PROGRAMMING FOR THE NORTHWEST NRSA

Community Development Block Grant – Funded Programs

Residential Rehab Program

Housing rehab programs offer opportunity for property owners to renovate existing single-family homes within the defined Northwest NRSA boundary. These rehab programs range from full grants with volunteer labor to matching grant opportunities to make repairs to the exterior of single-family homes. The greatest leverage to increase the value of a home within this neighborhood is to make needed repairs to the exterior of the home. Repairs to the interior of the home become costly and does not significantly improve the value of neighboring homes. Repairs to the exterior of the home are generally less expensive, but make a dramatic impact on the curb appeal and the value of the home renovated, as well as nearby homes. By assisting homeowners with exterior renovation, equity in value of the home rises and makes it possible for the owner to secure financing to make additional interior repair at a later time.

As previously detailed, the core neighborhoods within the Northwest NRSA currently have average 34% homeownership rate by single-family structure. The homeownership rates within this NRSA is very low and typically a homeownership rate of 45% creates stability and livability within a neighborhood, as long as the homeownership rate remains steady and does not decrease over time. In order to further stabilize homeownership rates within the NRSA, grants can be utilized to assist existing homeowners in the area to renovate the exterior of their homes.

Median sales price for residential properties within the NRSA is \$50,000. This low property value creates a situation for many existing homeowners in which it is difficult or impossible to obtain loans for needed home improvements. The overall condition and value of homeowner property has a direct relationship and effect upon the value of rental investment property. In turn, rental investment property has a direct effect upon the value of homeowner property.

Residential Rehab Program Recommended Action:

1. **Create an Existing Homeowner Exterior Rehab Matching Grant Program.** Existing single-family homeowner homes will have the opportunity to participate in a sliding scale grant program based on the applicable HUD Income Limits chart. The program would target exterior improvements such as: windows, roof, paint, siding, walkways, fences, etc. A total of 50-70 homeowner properties could be assisted through this program. The City will also work with banks to create special home improvement loan programs that will assist low-to moderate-income individuals and families within the Northwest NRSA to secure their personal match requirement for the rehabilitation. The total estimated cost for this program would be **\$750,000** in CDBG funds from 2020-2025 (see Table #9).
2. **Create a Rental Rehab Matching Grant Program.** Existing single-family rental homes could have the opportunity to participate in a 25/75 matching repair grant up to \$15,000 (example would be City

would pay for 25% of cost and owner would pay for 75% of cost, plus amount over max grant). The City will prioritize properties where the owner is an occupant in one of the units, such as the rental unit of an owner-occupied duplex or a mixed-use building, which includes commercial space housing the building owner's business. The total estimated cost for this program would be **\$200,000** in CDBG funds from 2020-2025 (see Table #9).

3. Work with Regional Water Resource Agency to administer downspout removal in the Northwest NRSA to facilitate storm water and sewer separation. There are approximately 180 projects to complete. The total estimated cost for this program would be **\$50,000** in CDBG funds from 2020-2025.

Commercial Improvements

The exterior visual appearance of several key commercial properties located within the Northwest NRSA commercial area is creating an unjustified negative perception of the entire area that is not supported by the true vitality and value of the area. A focused effort to improve the exterior of existing commercial properties that have main frontage along the Second Street corridor would significantly increase the positive perception of the commercial areas and consequently the adjacent residential neighborhoods. Due to availability of affordable commercial leasing opportunities and a desirable central location, the NRSA has become an organic business incubator. The City will continue to work with the local Economic Development Corporation to create even more opportunities for new businesses to locate and existing business to expand within the area.

Commercial Improvements Recommended Action:

1. Utilize CDBG grant funds to incentivize existing businesses to improve the exterior fronts of their buildings, signage and parking lots. Matching grants may be utilized that could provide for 50% of total cost and not to exceed a determined amount. There will be some buildings that may require reduced match requirements in order to improve key visual opportunity areas. The total estimated cost for this program would be **\$200,000** in CDBG funds from 2020-2025 (see Table #9).

Beautification Improvement Program

Significantly increasing the attractiveness and beauty of the area will play a vital role in creating and maintaining a sound base for business investment and home ownership within the Northwest NRSA. Many different issues contribute to the overall aesthetic appeal of the NRSA. Amenities identified as impacting the level of natural attractiveness of the NRSA are: residential streetscape and quality landscaping, neighborhood level beautification projects and specific beautification projects within the commercial areas along Second Street and feeders to the Ohio River. Investment in the above mentioned improvements impact all residents within the neighborhood by increasing property value and overall quality of life.

Beautification Improvement Program Recommended Action:

1. Contract with a qualified landscape architect to identify areas for public right-of-way improvements. Specific attention will be given to exploring a connection from the downtown area to the English Park area via First Street. The total estimated cost for this program would be **\$100,000** in CDBG funds from 2020-2025 (see Table #9).

Safety Improvements

A consistent and safe linkage of quality sidewalks exist for most of the commercial area within the Northwest NRSA. Linked sidewalks do not exist within most of the residential neighborhoods. In evaluating the possibility of installing sidewalks within the neighborhoods, it was determined that it would be a significant investment. Filling in these sidewalks will significantly increase the walkability of the NRSA. The street lighting within the four neighborhoods and the commercial areas need to be assessed to determine if there is opportunity to improve the quality and quantity of street lights to improve safety at night.

Safety Improvements Recommended Action:

1. Review the need for sidewalk connectivity with the City of Owensboro Engineering Department to identify areas of connectivity and improvement in the NRSA. The total estimated cost for this program would be **\$100,000** in CDBG funds from 2020-2025 (see Table #9).
2. Identify needs for bus shelters within the NRSA and work with the City of Owensboro Public Works Department to install them. The total estimated cost for this program would be **\$50,000** in CDBG funds from 2020-2025 (see Table #9).
3. Request for OMU to review the existing streetlights within the area and determine where new lights need to be installed to create a warm and safe atmosphere during nighttime hours.
4. Work with Owensboro Police Department on focused enforcement efforts to reduce the speed of cars traveling on Second Street.

Property Maintenance Issues

Currently, the condition of all structures for all use types in the Northwest NRSA is as follows: 630 parcels (58%) are in fair condition, 187 parcels (17%) are in average condition, and 70 (6%) of the parcels are in poor condition (see Chart #4). The majority (64%) of the parcels in the NRSA are in need of rehabilitation. This is a strong indicator of the overall existing stability of the area.

One hundred sixty-seven properties within the area were identified to have property maintenance issues within the past three years (see Chart #5, Map #5). There were 41 major structural violations, 74 junk and trash violations and 48 tall grass violations found within the area. There is a strong need for attention to property upkeep, as well as structural rehabilitation and/or demolition.

As the NRSA transitions during the redevelopment efforts over the next five years, the focus of property maintenance code enforcement will adapt to the new level of acceptance of maintenance issues. A continued evaluation of the neighborhood by Property Maintenance Code Enforcement officials will be coordinated to ensure measured and progressive enforcement as the redevelopment moves forward.

Property Maintenance Issues Recommended Actions:

1. Work with the City of Owensboro Property Maintenance Inspector to address the current 29 properties that are in violation of the Property Maintenance Code. An increased enforcement of Property Maintenance Code violation within the area will be pursued through 2025 in order to

compliment the significant public and private investment that will occur within the area. The following violation categories will be strictly enforced in coordination with the Northwest NRSA redevelopment:

Structural – Roofs, gutters, siding, windows and trim work. Every structure shall be in a good state of repair and brought into compliance with the maximum standard (this standard shall be used consistently and fairly throughout the neighborhood).

Trash & Junk – All shall be removed from the eye of the public. There shall be a zero tolerance or acceptance of any accumulation of trash and junk.

Inoperative & Unlicensed Vehicles - All shall be removed from the eye of the public. There shall be a zero tolerance or acceptance of any such vehicles.

Tall Grass – Grass shall be maintained and not allowed to exceed 10 inches in height.

Table #9: 2020 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING										
DRAFT NRSA BUDGET	Income Qual.	Est. # Per Year	Federal Grant Cap	Eligibility	Covenant?	2020 Budget	Anticipated Yearly Federal Budget	Yearly Local Budget	Federal NRSA Budget (5 years)	Local NRSA Budget (5 years)
Rental Exterior Rehab	Y	5	\$15,000	N/A	YES	\$74,995.80	\$40,000	\$0	\$200,000	\$0
EXHO Exterior Rehab	Sliding Scale	15	\$10,000	Home owner	NO	\$84,995.24	\$110,000	\$0	\$750,000	\$0
Downspout Removal	N	36	\$50,000	Home owner	NO	\$55,546.89	\$50,000	\$0	\$50,000	\$0
Beautification	N	1	\$30,000	N/A	NO	\$18,898.94	\$20,000	\$0	\$100,000	\$0
Safety	N	1	\$50,000	N/A	NO	\$18,898.94	\$30,000	\$0	\$150,000	\$0
CDBG Admin	N	1	\$90,000	N/A	NO	\$99,994.40	\$90,000	\$0	\$450,000	\$0
Commercial	N	8	\$15,000	N/A	NO	\$146,641.79	\$110,000	\$0	\$550,000	\$0
TOTAL		67				\$499,972	\$450,000	\$0	\$2,250,000	\$0

HOME PARTNERSHIP PROGRAM – FUNDED PROGRAMS

Homebuyer Homeownership Stabilization Programs

The City of Owensboro has a successful history in incentivizing private developers and contractors to construct high quality single-family homes within older inner-city neighborhoods. Incentives are necessary in order to make new housing construction a reality in these areas. The average valuation of a single-family home located in the Northwest NRSA is around \$41 per square foot, while the average cost to develop and construct a new home of similar size would be \$120 per square foot (includes lot). The City Homebuyer Program works with non-profits (such as Habitat for Humanity and Owensboro Area Affordable Housing Solutions, Inc.) to develop and construct homes to the City's specifications and sell them to low- to moderate-income homebuyers at a price (\$83 per square foot) that is just below the appraised value, but significantly below actual development cost. The City covers the cost between the actual development cost and the appraised value, which in this scenario would be around \$52 per square foot. There are fewer opportunities to construct new homes within this area due to the lack of vacant lots and the higher quality condition of existing residential structures.

Existing vacant single-family homes within the NRSA may provide the opportunity for the City to purchase existing homes, renovate them and then sell them to low- to moderate-income buyers. The area has proven to be attractive to individuals and families interested in purchasing a quality, older and affordable home.

Opportunities exist to provide assistance to potential low- to moderate-income buyers that are interested in purchasing a starter home in the area. A Down Payment Assistance Grant Program could be utilized to provide homeownership opportunities while further stabilizing the balance between owner versus rental properties.

Homebuyer & Homeownership Stabilization Programs Recommended Action:

1. Create a Northwest NRSA Homebuyer Program. Work with non-profits, such as Habitat for Humanity and Housing Authority of Owensboro to construct new homes and sell them to low-to moderate-income homebuyers. The City could also act as the non-profit developer for the homes. A total of 10 homes could be constructed or rehabbed, then sold through this program. Homes would be sold from \$1,000 to \$20,000 below the final appraised value. The total estimated cost for this program would be **\$807,500** in HOME funds from 2020-2025 (see Table #10).
2. Create a Northwest NRSA Down Payment Assistance Program. Provide grant funds to assist low-to moderate-income individuals and families with down payment and closing costs in order to purchase existing homes within the Northwest NRSA. Qualified persons could receive up to \$5,000 in total assistance. This would provide many households the opportunity to purchase a home while increasing the likelihood that when a single-family home is on the market in the NRSA that it will remain or be returned to the status of a homeowner home. It is estimated that a total of 25 homes could be assisted through this program. The total estimated cost for this program would be **\$125,000** in HOME funds from 2020-2025 (see Table #10).

3. Pay for homebuyer education courses that are certified by HUD to increase the sustainability and success of homeownership rates in the Northwest NRSA. The total estimated cost for this program would be **\$5,000** in HOME funds from 2020-2025 (see Table #10).

**Table #10:
2020 HOME PARTNERSHIP PROGRAM FUNDING**

DRAFT NRSA BUDGET	Income Qual.	Est. # Per Year	Grant Cap	Local Funds Cap	Eligibility	Covenant?	2020 Budget	Anticipated Yearly Federal Budget	Yearly Local Budget	Federal NRSA Budget (5 years)	Local NRSA Budget (5 years)
HOME Admin	N	1	\$25,000		N/A	NO	\$26,618.40	\$25,000	\$0	\$125,000	\$0
CHDO	Y	1	\$37,500	\$75,000	1st time homeowner	YES	\$39,927.60	\$37,500	\$75,000	\$187,500	\$375,000
DPA Program	Y	5	\$5,000		1st time homeowner	YES	\$26,618.40	\$25,000	\$0	\$125,000	\$0
Homebuyer Education	Y	2	\$1,000		1st time homeowner	NO	\$1,064.74	\$1,000	\$0	\$5,000	\$0
Home Build/ Developer	Y	1	\$161,500		1st time homeowner	YES	\$171,954.86	\$161,500	\$0	\$807,500	\$0
TOTAL		10					\$266,184	\$250,000	\$75,000	\$1,250,000	\$375,000

Northwest NRSA

Area Redevelopment Plan



2020-2025 POTENTIAL PROJECTS & BUDGET

Tables #10, #11 and #12 detail the projected 2020-2025 Northwest NRSA Redevelopment Plan Budget and include all projects identified earlier in the Plan as Major Challenges. The Proposed Budget Tables detail six major project categories, nine sub project categories and 377 potential individual projects funded, consisting of 40 commercial building rehabs, 226 housing and 10 beautification and safety projects. CDBG and HOME funding will be utilized to cover all of the proposed public investment and it is forecasted that funding will be sufficient to fully implement the identified projects from 2020 – 2025.

A total of **\$2,925,000** in Public Funding is estimated to be available from 2020 – 2025 (\$2,020,000 in CDBG funds, \$1,250,000 in HOME funds and \$375,000 in local funds) (see Table #8 and Table #9). The estimated total Public and Private investment that will occur from 2020 – 2025 within the Northwest NRSA will be **\$3,473,000** (see Table #9).

The **Northwest NRSA Redevelopment Advisory Team** has prioritized all of the potential projects and selected those that would have an opportunity for funding in a specific fiscal year during Plan implementation. CDBG funds are Community Development Block Grant funding that have a wide range of eligible uses that can benefit low-to moderate-income individuals. HOME funds can be used for homeownership related activities such as homebuyer or down payment assistance programs. For more specific information on a particular project, refer back to the Major Challenges Identified and Proposed Programming Section of this Plan that starts on page 34.

Table #11: NORTHWEST NRSA PROJECT	
ITEM	Northwest NRSA (Estimated)
Redevelopment Plan Created	2019
Redevelopment Plan Implementation	2020-2025
PVA Values Before	\$64.5 M (2019)
PVA Values After	\$66.5 M (2025)
Increase in PVA Value	\$2 M
% Increase in PVA Value	3%
Down Payment Assistance	25
New Homes Constructed	20
Existing Homes Renovated	50
Rate of Homeownership Before	35% (2019)
Rate of Homeownership After	-
Multi Family Affordable Housing Properties Before	34
Multi Family Affordable Housing Properties After	44
Structures Demolished	25
% Unsound Structures Before	76.8% (2019)
% Unsound Structure After	-
Commercial Business Enhancements	15
Public Investment	\$3,670,000
Private Investment	\$3,798,000
Total Investment	\$7,468,000

The Projected Statistics

See Table #50 through Table #53 for projected statistical changes that are anticipated to occur within the Northwest NRSA by 2025. The total taxable assessed value of all property is projected to increase by 4% from \$56.9 million in 2014 to \$59.4 million in 2025 (\$2.5 million increase). The rate of homeownership by structure is estimated to increase from **62%** to **69%** in the NRSA. Five new homes will be constructed within the neighborhood and fifty existing homes will be renovated. The rate of unsound structures within the neighborhood will decrease from 12.9% to 9% by 2025. Table #54 shows the projected main outcomes for the Northwest NRSA redevelopment as compared to the BaptistTown, Old Germantown NRSA, Mechanicsville and Triplett Twist efforts (see Map #19).

Implementation

This Plan and recommended actions will be implemented by the Community Development Department of the City of Owensboro. The Northwest NRSA Redevelopment Advisory Team consists of volunteer individuals that live or own businesses within the redevelopment area. The Advisory Team will provide oversight for the redevelopment and work with the Community Development Department on implementation of the proposed recommendations. The Advisory Team will assist the Community Development Department in identifying and selecting visual elements relating to housing, beautification and safety.

Citizen Involvement in Plan

A nine (9) member NRSA Advisory Team has volunteered to work with the Community Development Department staff to create the Northwest NRSA Redevelopment Plan. All of the advisory team members live within or own businesses or property within the NRSA and are active in the community. The Advisory Team has met on two occasions to create and then refine the draft of the Plan.

The Advisory Team members will also be active during the Plan implementation over the next five years by assisting in clarification of Plan objectives and communicating with their neighbors about the status of the implementation.

The grass roots nature of this process has created a document that takes the vision, priorities and dreams of the residents who live in the neighborhood and converts them into specific actions and projects based on available resources to significantly revitalize the area within a five-year timeframe.

Table #12 Comparison of All Redevelopment Neighborhoods 1999 – 2020

Item	BaptistTown	Old Germantown District	Mechanicsville	Triplett Twist District	Northwest NRSA (Estimated)
Redevelopment Plan Created	1999	2003	2010	2015	2019
Redevelopment Plan Implementation	2000-2004	2004-2010	2010-2014	2015-2020	2020-2025
PVA Values Before	\$4.5M (1999)	\$7.8M (2002)	\$14.3M (2009)	\$56.9 M (2014)	\$64.5 M (2019)
PVA Values After	\$10.1M (2009)	\$12M (2009)	\$16.8M (2014)	\$61.7 M (2020)	\$66.5 M (2025)
Increase in PVA Value	\$5.6M	\$4.2M	\$2.5M	\$4.8 M	\$2 M
% Increase in PVA Value	124%	54%	17%	8%	3%
Down Payment Assistance	0	0	0	3	25
New Homes Constructed	80	47	41	2	20
Existing Homes Renovated	27	9	47	80	50
Rate of Homeownership Before	47% (1999)	37% (2003)	52% (2009)	55% (2014)	35% (2019)
Rate of Homeownership After	61% (2009)	58% (2010)	63% (2015)	50% (2020)	-
Multi Family Affordable Housing Properties Before	-	-	-	-	34
Multi Family Affordable Housing Properties After	-	-	-	-	44
Structures Demolished	47	42	27	6	25
% Unsound Structures Before	36% (1999)	52% (2003)	40% (2009)	12.9% (2014)	76.8% (2019)
% Unsound Structure After	7% (2009)	12% (2009)	10% (2015)	1.30%	-
Commercial Business Enhancements	0	0	0	18	15
Public Investment	\$1,661,380	\$3,651,982	\$3,526,667	\$2,556,240	\$3,675,000
Private Investment	\$4,021,544	\$3,411,606	\$5,258,968	\$11,526,490	\$3,798,000
Total Investment	\$5,682,924	\$7,063,588	\$8,785,635	\$14,082,730	\$7,473,000

Northwest

Neighborhood Redevelopment Plan

2020 – 2025



Neighborhood Revitalization Strategy Area (NRSA)

This portion of the Plan is to specifically address “HUD NRSA Requirements”

Northwest NRSA Goals:

1. Build Strong Neighborhoods.
2. Make Neighborhoods attractive for investment.
3. Encourage and maintain neighborhood participation for long-term stability of the neighborhood.
4. Encourage mutual participation from citizens, financial institutions, churches, non-profit developers and the Community Development Office.
5. Encourage Neighborhood Advisory Boards to be involved in the process of identifying needs within their neighborhoods.
6. Attack the problems associated with declining neighborhoods through a multi-pronged coordinated approach.
7. Economic empowerment of low-to moderate-income residents within the most distressed neighborhoods of our community.

NRSA Benefits for Northwest NRSA:

NRSA Job Creation/Retention as Low/Moderate Income Area Benefit

Eliminates the need to track income of persons hired for jobs created with federal funds.

NRSA Aggregation of Housing Units

Allows for greater flexibility to carry out housing programs that revitalize neighborhoods. All housing created or maintained in the area will be assumed to assist low-to moderate- income families and persons.

NRSA Aggregate Public Benefit Standard Exemption

Increase flexibility for economic development activities by reducing record keeping requirements.

NRSA Public Service Cap Exemption

Public services carried out pursuant to the strategy by a CBDO will be exempt from the public service cap. Strategy will be implemented in accordance with Civil Rights related requirements (24 CFR part 91) as addressed by the Consolidated Plan.

NRSA Boundaries

The Northwest Neighborhood Revitalization Strategy Area is generally bounded on the north by the municipal limits, Ohio River, West First Street, Ebach Street and Schroth Street; on the south by the north side of 5th Street; on the east by Walnut Street and on the west by Ewing Road and Texas Avenue. The Northwest NRSA encompasses approximately 367 acres, 1,083 parcels of property and is primarily residential (69%), but it also includes commercial, industrial and other public use properties (31%). The Northwest NRSA includes 25 defined residential neighborhoods.

The Northwest NRSA is located within portions of Census Tract #200 - Block Group #1, Census Tract #200 - Block Group #2, Census Tract #200 - Block Group #3 and Census Tract #300 - Block Group #1; which consists of an average of 75% low-to moderate-income persons (see Table #1) (see Map #2). The data in Table #1 represents information for the entire block group and only portions of the block group are located within the Northwest NRSA boundary, according to the 2011-2015 ACS estimated census information. The total estimated population of the NRSA is 3,630.

Map #1 Northwest NRSA Neighborhood Revitalization Strategy Area Boundary

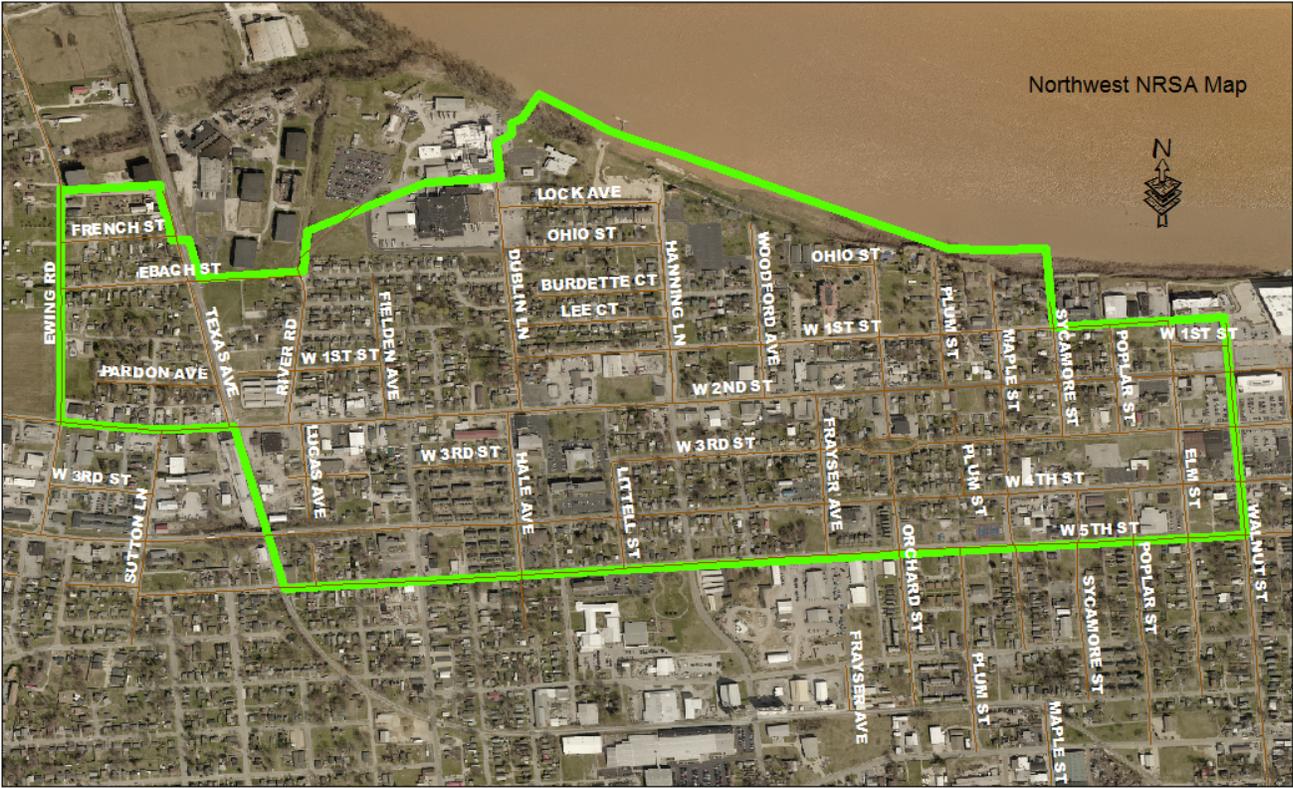
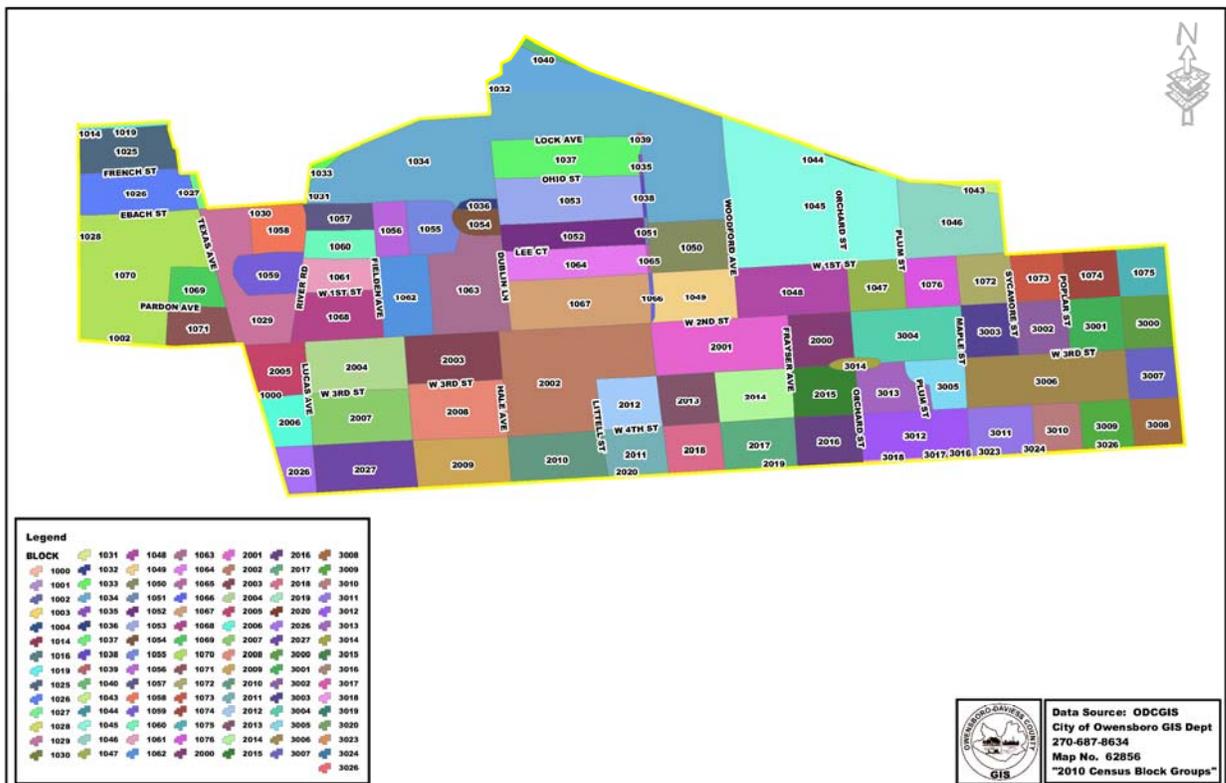


Table #1: Northwest NRSA 2011-2015 ACS HUD Census Information Low-to Moderate-Income Block Group Data

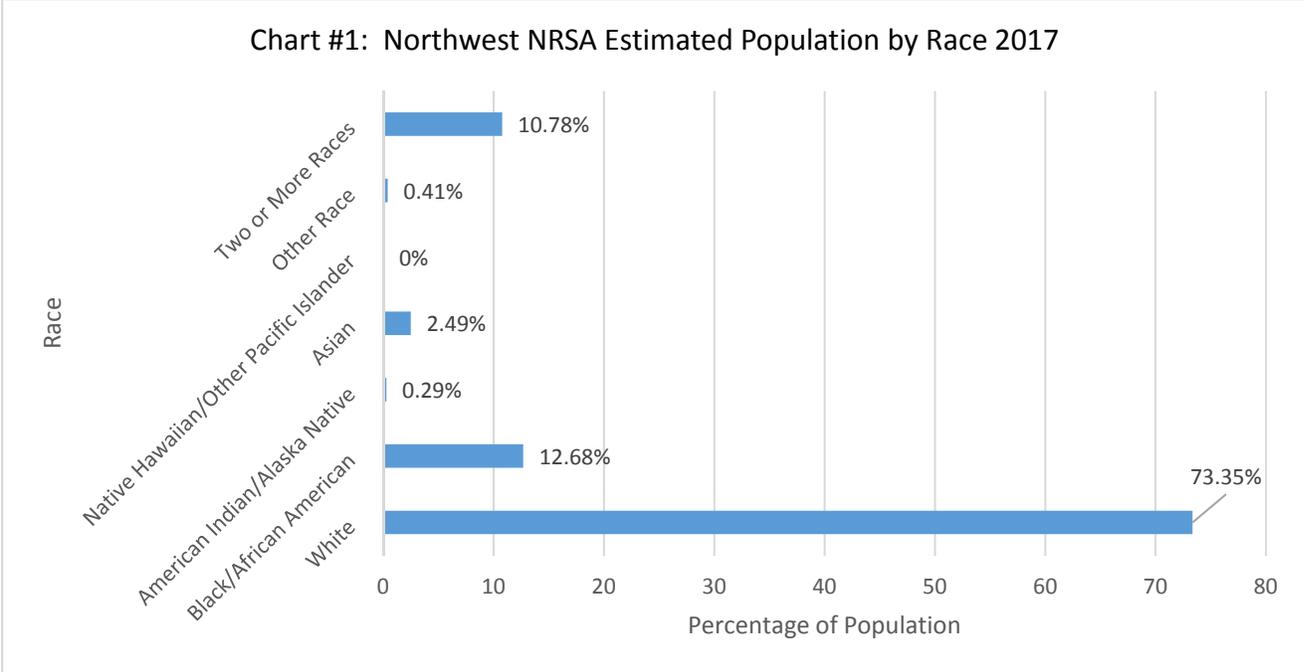
Block Group	Census Tract	Low/Mod Persons	Low/Mod Universe	Low/Mod %
1	200	1130	1605	70%
2	200	975	1260	77%
3	200	655	765	86%
Totals		2760	3630	76%

Source: ACS 2011-2015 – HUD LMI Mapping

Map #2 Northwest NRSA Census Block Group Map 2020

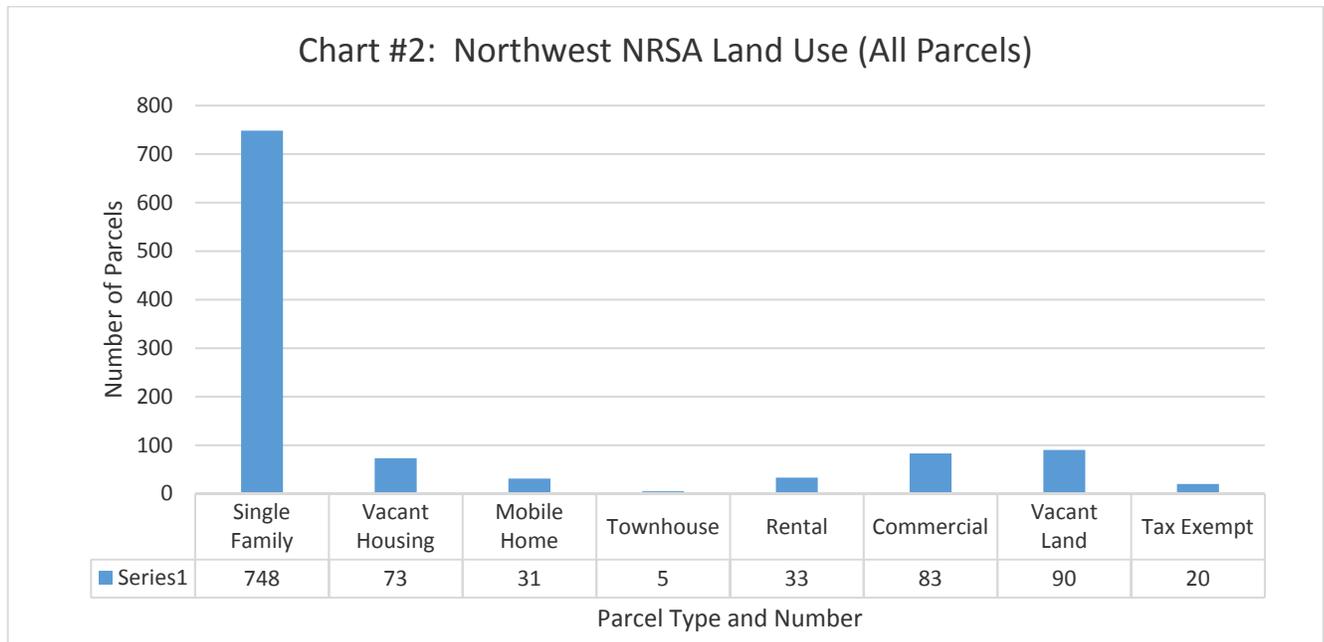


In reviewing the larger Census Tracts associated with the Northwest NRSA boundary, it is estimated that 73.35% of the total population are White and the minority population is estimated to represent 26% of the people that live in the area (see Chart #1) (see Map #3). Of the 15% minority population, 12.68% are African American, 2.49% are Asian and 10.78% are two or more races.

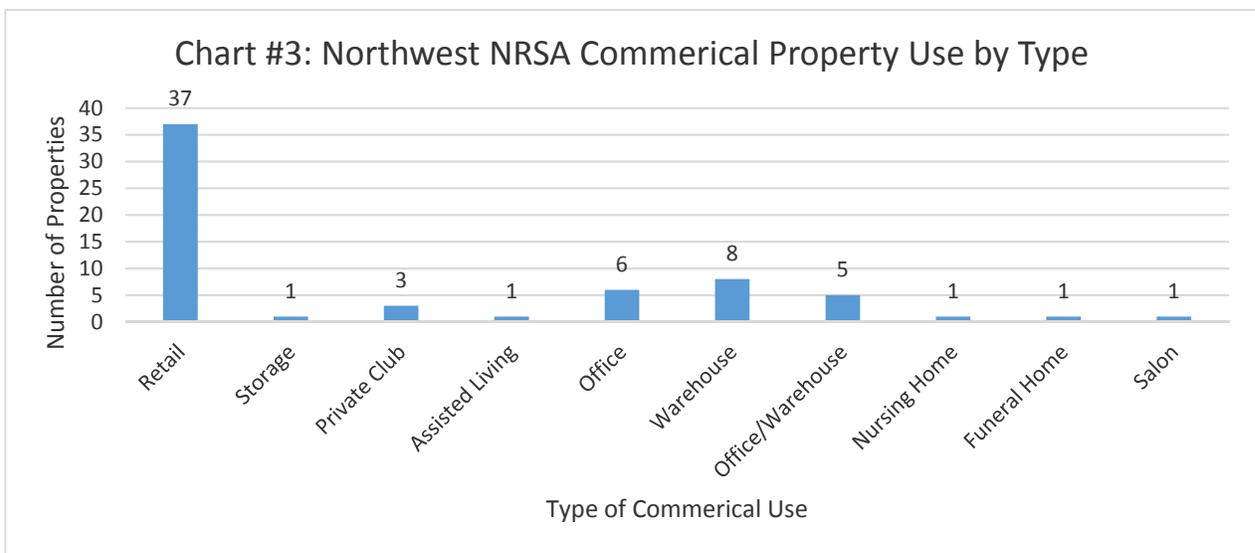


NRSA Demographic Criteria

The Northwest NRSA is 76% LMI (see Table #1), 69% Single-Family, 8% Commercial and Vacant Land, 3% Mobile Homes and Rental (see Chart #2 and Map #3). All combined residential uses make up more than 82% of total uses. The commercial and industrial corridor is mainly located on Second Street. The majority of the commercial is retail (See Chart #3). The Northwest NRSA includes twenty-five defined residential neighborhoods (see Map #4).



Source: Daviess County, KENTUCKY Property Valuation Office 2019



Source: Daviess County, KENTUCKY Property Valuation Office 2019

NRSA Consultation

Numerous meetings were held with all stakeholders involved over several months. These stakeholders included the following:

1. Citizens
2. Business owners and interest
3. Financial institutions
4. Non-profit organizations
5. Neighborhood Advisory Board Representatives

In conjunction with the Consolidated Plan process, consultations with stakeholders interested in inner city redevelopment have been held. The area includes four older residential neighborhoods that are at risk of blight and in need of quality investment. The Economic Empowerment of the Strategy Area rests in the parallel revitalization of older residential neighborhoods and the commercial areas. Promoting home ownership and business investment within this area will stimulate economic development and secure a stable quality of life for residents. Several public hearings are being held to give residents the opportunity to comment on the proposed Northwest NRSA Redevelopment Strategy Plan.

NRSA Assessment

The economic conditions of the Northwest NRSA are as follows:

1. Deterioration exists in the area and development activities are almost non-existent.
2. The area has a tremendous amount of potential economic improvement that could have major impacts on other adjacent residential and business areas.

The following economic development opportunities have been identified within the area:

1. The renovation and construction of single-family homes will bolster and stabilize the neighborhood as a strong community, thus spurring future expenditures in the construction industry, and providing jobs for local workers.
2. The investment in commercial façade renovations will further stabilize the business areas and bring additional investment and job opportunities for low-to moderate income individuals.

Possible problems that have been identified that could deter economic development within the area are:

1. The continued conversion of single-family homes into rental investment property.
2. Stagnant commercial investment.
3. Problems associated with two hotels located within the area.
4. Incorrect perceptions related to crime in the area.

NRSA Economic Empowerment

The following development strategy will promote the area’s economic progress and the creation of meaningful jobs for the unemployed and low-to moderate-income residents:

1. Focus resources in small areas to provide the maximum leverage and make greatest impact.
2. The stabilization of the older residential neighborhoods and associated commercial areas will strengthen the overall bankability of the downtown area, leading to new jobs and investment.
3. The renovation and construction of affordable housing will stimulate the local economy, provide new jobs and restore pride to older neighborhoods and the citizens that live there.

Table #16 shows the Benchmarks will be set for the Northwest NRSA to be completed by 2025:

**Table #16 Northwest NRSA
Performance Measurements 2020-2025**

Measureable Item	Number of Projects	Federal Funding Available	Local (City) Funding	Private Investment
Rental Exterior Rehab	25	\$200,000	\$0	\$194,750
EXHO Exterior Rehab	75	\$750,000	\$0	\$187,500
Downspout Removal	180	\$50,000	\$0	\$20,000
Beautification	5	\$100,000	\$0	\$32,750
Safety	5	\$150,000	\$0	\$20,000
Commercial	40	\$550,000	\$0	\$441,125
CHDO	5	\$187,500	\$375,000	\$200,000
DPA Program	25	\$125,000	\$0	\$2,500,000
Homebuyer Education	10	\$5,000	\$0	\$0
Home Build / Developer	5	\$807,500	\$375,000	\$201,875
TOTALS	375	\$2,925,000	\$750,000	\$3,798,000

Other Documents By Reference

This Plan refers to specific portions on the 2020-2025 Consolidated Plan for the City of Owensboro, as well as the Analysis of Impediments for Fair Housing. The following are specific references covered by these two documents:

1. Certifications
2. Monitoring
3. Fair Housing

Consultation with KENTUCKY HUD CPD Field Office

The State Field Office was consulted and assistance was received on the formulation of the Neighborhood Revitalization Strategy Area submission. It is the City of Owensboro's commitment to work with HUD in creating meaningful documents that further the quality of life for the low-to moderate-income residents of Owensboro.

Annual Action Plan Reference

The City of Owensboro is not formally committing itself to use federal funds for future years; it will show in each year's Annual Action Plan the specific activities it plans to assist with any of the HUD formula program funds covered in the Consolidated Plan for that year. Projects that will pursue the strategy to revitalize the Strategy Area will be clearly identified.

Annual Performance Reporting on Approved Neighborhood Revitalization Strategy Area

A year-end report of accomplishments within the Strategy Area will be prepared and sent to HUD for their review. The report will compare actions taken during the previous year and what progress has been made toward the benchmarks established.

END