

Old Germantown District Redevelopment Plan Overview

As the City was completing the successful BaptistTown Neighborhood Redevelopment, the search started for an established East Side neighborhood to begin a new revitalization project

After reviewing the potential neighborhoods, the Old Germantown District was selected. The Old Germantown District Neighborhood Revitalization Strategy Area is bounded on the North by East 4th Street, on the South by East 9th Street and includes Crittenden, Bolivar and Clay Streets (see map #1). The Revitalization Area is primarily residential but also includes some areas of commercial and industrial property.

The City of Owensboro has realized the key to rebuilding strong neighborhoods is to increase the percentage of single-family homeowners. Homeownership encourages community pride and community investment. Over the past 20 years, older neighborhoods within 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 drops below 45%, a neighborhood is at risk of losing the cohesive neighborhood feel.

In November of 2001, the City of Owensboro Community Development Department requested the Old Owensboro Alliance Neighborhood Advisory Board to select 5 persons to serve on the Old Germantown District Neighborhood Revitalization Team. The Team consisted of the following persons:

- Belinda Gabbert, Chairperson***
- Jim Cox***
- Barbara Grooms***
- Ann Mulligan***
- Kathy Shouse***

History

The Old Germantown District name is derived from the settlement heritage of the neighborhood. Though many nationalities were blended into the area, many first and second-generation German descendants made this area their home.

The original settlement mainly consisted of working class families. Though the majority of the residents were machinists, industrial workers, tobacco workers, domestic workers and clerks, a few professionals, such as physicians, attorneys and government officials also called Old Germantown home. The area was predominately residential with the exception of the Owensboro Planing Mill located at the corner of what is now East 9th Street and J.R. Miller Boulevard.

The outskirts of the Old Germantown District provided a variety of churches including the German Lutheran Church, the German Evangelical Church and Saint Joseph’s German Catholic Church. The Jewish Synagogue, Saint Paul’s Catholic Church, the Christian Church and Fourth Street Presbyterian Church were also located within the outskirts. Saint Joseph’s Catholic Church was eventually torn down and consolidated into Saint Paul’s Catholic Church. Both Saint Paul’s and the Jewish Synagogue are still operating today.

Statistical Review

Census Tract Information

The Old Germantown District Neighborhood is located within Census Tract #3, which consist of 76.1% low to moderate income households (see table 1).

Table 1: Census Tract #3 Data

Area	CT3
Population	2,104
Low Mod Income	76.1%
Households	885
% White	95%
% Black	5%

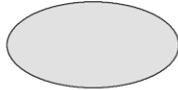
1990 Census Information

Map #1

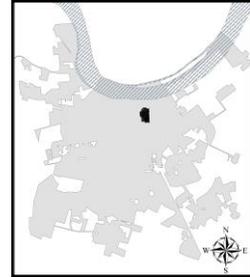
Old Germantown District Boundaries



Old Germantown District Core



Old Germantown District Outer Boundary



Ownership Rates

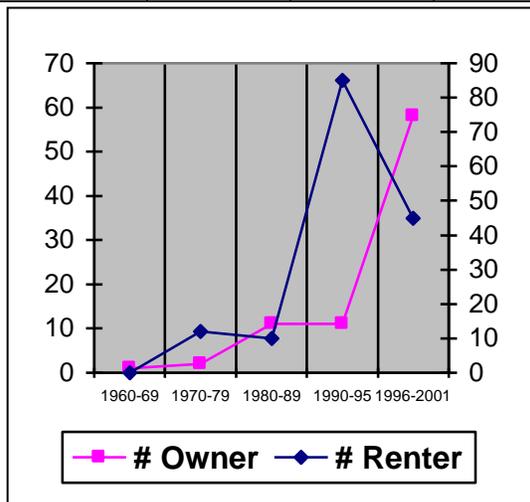
The core of the Old Germantown District (OGD) has 318 residential units in 183 residential structures. The core neighborhood currently has a 21% homeownership rate by unit as compared to a 45% rate in 1982.

The current rate of homeownership by structure is 37%. This measure of the homeownership rate is a better gauge for the redevelopment that will occur and will be cited throughout the plan.

The majority of rental housing units within this area were once single-family homeowner units. A staggering 130 units were purchased from 1990-2001 and used for rental investment property. The table and graph below show properties sold by type from 1960 – 2001.

Table #2 Properties Sold By Type 1960-2001

Time Frame	# Owner	# Renter	Total
1960-69	1	0	1
1970-79	2	12	14
1980-89	11	10	21
1990-95	11	85	96
1996-2001	58	45	103
Total	83	152	235



A surge of new homeowners bought property within the neighborhood within the last six years. Fifty-eight (58) units have been purchased by homeowners since 1996 (see table #2). This figure outpaced all other time periods for homeowner purchasers in the

neighborhood. This is a positive indicator that the neighborhood is able to draw new homeowners to the area.

Condition of Structures

Currently 92 structures (49%) are in sound condition and 97 structures (51%) are in unsound condition (see table #3). The large number of unsound structures can be attributed to the high number of rental structures that are in unsound condition. Sixty-nine (69) rental investment structures are in unsound condition, representing nearly 72% of all unsound structures. The majority of rental investment property in the neighborhood has not seen any needed improvements or maintenance due to investors maximizing cash flow.

This lack of maintenance of the rental investor property has had a negative effect upon the neighborhood and the person renting the substandard housing at market rates. Many tenants have limited rental ability due to previous financial, criminal or rental difficulties. These tenants find themselves in a situation where they will not complain about the substandard conditions for fear of eviction. Currently 18% of all structures in the neighborhood are vacant.

Table #3: Existing Structural Condition

Condition	# of Units	%
New	11	6%
Sound	81	43%
Deteriorating	76	40%
Dilapidated	21	11%

Existing Land Use

The Old Germantown District Revitalization Area is primarily residential, but does contain a few commercial and industrial uses. Single-family uses make up 60% of all uses within the neighborhood (see table #4). All combined residential uses make up more than 85% of total uses. Commercial and industrial uses are located on the edges of the core area and significantly impact the visual appearance and

character of the area. The Smith Machine Company property creates a harsh industrial presence in the plan area and has a negative impact on property values and potential development within the 700-800 block of Crittenden Street. The old Westinghouse Building located on Bolivar Street is in deteriorating condition and creates a negative visual impact for residents in the 800 block of Bolivar Street. MPD is an industrial use and is well kept, but the catwalk over East 9th Street creates a harsh industrial feel to the area.

Table #4 Existing Land Use

Use	#	%
Single-Family	126	60%
Duplex	25	12%
Vacant Lot	18	9%
Multi-Family (4+)	15	7%
Triplex	12	6%
Commercial	8	4%
Parking Lot	3	1%
Industrial	2	1%
Public	1	-
Total	210	100%

Property Values

The current total assessed value for property within the core of the District is \$7,819,079 (see Table #5). Single-family homeowner property had an average value of \$35,028, while single-family rental property had an average value of \$29,855. The average difference in value between single-family owner and rental property is \$5,173. The 17% difference in assessed value is directly attributed to the difference in structural condition of owner versus rental.

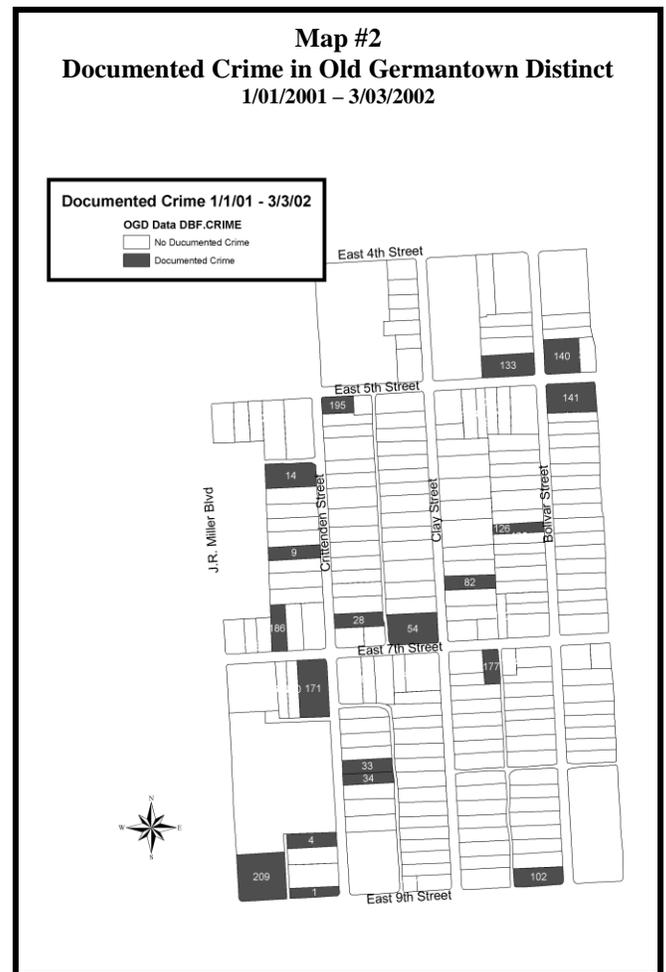
Table #5 2002 PVA Assessed Values

Classification	2002 PVA Value
Single-Family Owner	\$2,346,860
Single-Family Rental	\$2,686,930
All Other	\$2,785,289
Total Value	\$7,819,079

Crime

During the time period from Jan 1, 2001 to March 3, 2002, only 2% of all reported criminal incident categories occurred within the Old Germantown District when compared to similar reported incidents in Owensboro during the same time period.

Further assessment of the data revealed that criminal incident trends in 2002 are generally the same as compared to the same time in 2001. Burglary, theft and vandalism are the major incidents reported (see map #2). As of this review, there have been no reported rapes, homicides or aggravated assaults during this time frame.



The Challenges

The Old Germantown District Revitalization Team identified and prioritized the following challenges within the neighborhood:

1. Drugs & Crime
2. Lack of Landlord Responsibility
3. Trash & Property Maintenance
4. Lack of Landscaping & Beautification
5. Lack of Homeownership
6. Bus Stop Safety for Kids
7. MPD Catwalk over East 9th Street
8. Lack of Park & Recreation
9. Alley, Street & Sidewalk Repair

Drugs & Crime

Associated with the large number of substandard rental investment units, criminal and drug related activity has threatened the stability of the neighborhood. The Old Germantown District Neighborhood worked closely with the Owensboro Police Department to target concentrations of criminal activity within the neighborhood. This partnership helped create the City's "Drug House Ordinance," giving the police department the ability to lock up a property with multiple arrests associated with drugs, prostitution or gambling over a 12 month period of time.

Recommended Actions

- Create a strong Neighborhood Watch Program for the area. The Watch would work closely with the police department and specifically with the patrol officers to share information and identify potential problems.
- Create a policing plan that clearly defines the requested level of enforcement and attention to certain criminal activities. This plan would be the neighborhood's invitation to the police department that clearly outlines the neighborhood's idea of successful policing.

Landlord Responsibility

The neighborhood has experienced many frustrations and several setbacks related to the lack of landlord responsibility. A number of landlords of investment rental property within the area have taken a hands off approach to screening potential renters and resolving problems created by their tenants. Many of the landlords have allowed their properties to fall into disrepair, which negatively affects surrounding properties.

Many of the residential rental properties are owned and managed by persons who do not have a high level of knowledge or experience with rental property. Such landlords are in need of education and training on how to become a more responsible and effective property manager.

A partnership of trust and mutual cooperation between neighborhood residents and owners of investment rental property could create a win-win situation for all parties involved. As investment occurs within the neighborhood it will benefit the homeowners by increasing property values and quality of life, while the landlords would experience high property values and a more marketable and desirable rental property.

Recommended Actions

- Hold an annual forum encouraging the owners of investment rental property to meet with area residents to discuss important issues and get to know one another. The Old Owensboro Neighborhood Alliance Advisory Board would take the lead in establishing the forum
- Hold annual educational trainings for investment rental property owners to assist them in properly managing their rental property. The City of Owensboro Community Development Department would take the lead in establishing the training session.

Property Maintenance

As previously detailed, 51% (97 structures) have been determined to be unsound. A total of 21 structures have been documented to be in a dilapidated condition and possible candidates for condemnation. This represents 11% of all structures within the neighborhood.

In addition to poorly maintained structures, many properties have accumulations of junk and debris. These accumulations create a visual blight within the neighborhood and a health and safety concern for residents. Also, the presence of inoperative and unlicensed vehicles create visual problems in the area. Many properties have visual blight problems associated with nuisances that can be viewed from the rear alley-ways and adjacent properties.

The majority of properties keep the grass cut and maintained in the area. No significant amount of tall grass problems are apparent in the area in any higher degree than other areas of the City.

Recommended Actions

- Require the City Property Maintenance Division to undertake a detailed inspection of the entire neighborhood. Such inspection shall be conducted on foot and cover the exterior of all properties from the front, sides, and rear where possible. If it can be seen from the public eye, it will be cited.
- In conjunction with the above mentioned inspections, the Property Maintenance Inspector should look for the following violations at the following level of detail:

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.

Beautification

The overall attractiveness and beauty of the area will play a vital role in creating and maintaining a sound base for investment and ownership. Many different amenities contribute to the overall aesthetic appeal of the neighborhood. Amenities identified as impacting the neighborhood are: decorative lighting, retaining walls, off-street parking, decorative banners, landscaping and trees. Investment in the above mentioned improvements impact all residents within the neighborhood by increasing property value and overall quality of life.

Decorative Lighting / Street Banners & Signage - The absence of identifiable neighborhood boundaries contributes to the lack of neighborhood identification. The establishment of boundaries will assist the neighborhood in establishing a clear and definitive identity.

Recommended Actions

- Install decorative light post at four major gateways into the neighborhood. These light post would compliment decorative lighting used along the downtown riverfront.
- Install custom designed banners on utility poles within the neighborhood.

Banners will be approved by the Old Owensboro Neighborhood Advisory Board.

- Install bus stop benches with Old Germantown Neighborhood Signage at three (3) Owensboro Transit System bus stop locations within the core of the neighborhood.

Retaining Walls – A variety of retaining walls exist throughout the center of the neighborhood. These walls are constructed with contrasting materials and currently in various stages of deterioration (see figure 1). The existing retaining walls create a negative visual impact within the neighborhood, as well as a potential safety concern. Retaining walls that have similarities and character would create visual appeal within the neighborhood.

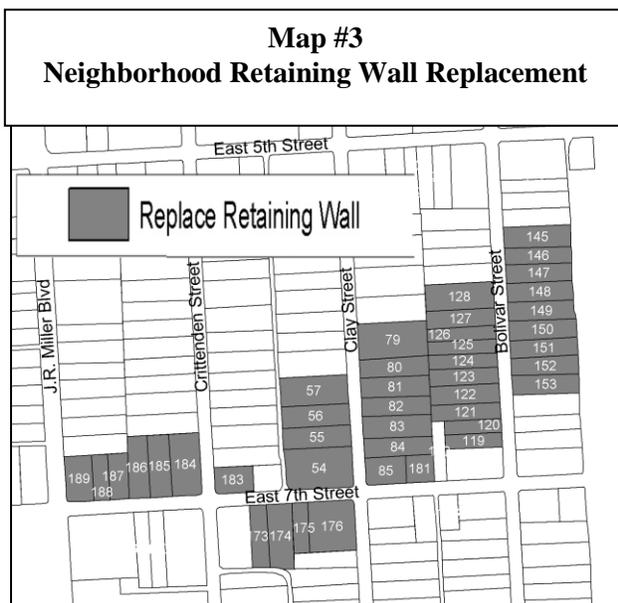
Recommended Actions

- Replace all existing contiguous retaining walls with new uniform walls that enhance the character and attractiveness of the neighborhood. See map #3 for areas where retaining walls will be replaced. Figure #2 shows a computerized representation of the new retaining walls and how they will change the visual appearance of the neighborhood.

Figure 1 Retaining Walls Before



Figure 2 Retaining Walls After



Off-Street Parking – Although the neighborhood has alleys along the rear of most properties, residents use on-street parking spaces the majority of the time creating parking and traffic related problems within the neighborhood. The conversion of many single-family homes into multiple units has created an increased demand for parking than can be served by available on-street spaces. The creation and use of off-street parking along alleyways would help alleviate some of the challenges associated with on-street parking.

Recommended Actions

- The Community Development Department will establish a matching grant program that would assist property owners in constructing off-

street alley parking to the rear of their property.

Trees & Landscaping – The lack of landscaping and mature trees gives the majority of the neighborhood a harsh appearance. In reviewing the quality of existing landscaping, 58% of all properties have no landscaping (see Table #6). More than 65% of all lots within the core of the neighborhood have no front yard or street trees. Trees and landscaping impact not only visual appearance, but also provide practical financial benefits.

Table #6 Existing Landscape condition

Condition	#	%
Excellent	20	10%
Good	63	32%
None	113	58%

Recommended Actions

- Implement Neighborhood Street Tree Plan (see map #4). Trees will be planted in accordance with recommendations from City

Horticulturist. Tree species may include: Amur Maple, Tatarian Maple, Eastern Redbud, Flowering Dogwood, Kousa Dogwood, Hawthorne, Crabapple, Cornelian Cherry, Ornamental Cherry, Paperbark Maple and Japanese Tree Lilac (see figure 3).

- Create a matching grant program for property owners to encourage quality landscaping.

Figure 3 Retaining Walls After with Trees



Map #4

Old Germantown District Tree Plan

Tree Plan

- ★ Existing Street Tree
- Proposed Street Tree



Homeownership

As previously detailed, the core of the Old Germantown District Neighborhood has a 37% homeownership rate by structure. A minimum homeownership rate of 45% creates stability and livability within a neighborhood. The current imbalance between homeowner properties and investment rental properties has created instability within the area. Many once single-family homeowner structures have been converted to multi-family units within the core of the neighborhood, thus creating problems with density and lack of personal investment.

The majority of existing owners within the neighborhood are classified as low-income persons or families according to HUD guidelines. Property values for single-family homeowners average \$35,000 within the area. This low property value creates a situation in which it is difficult or impossible for owners to obtain loans for needed home improvements. When combined with the lack of disposable income, the barriers to neighborhood improvement and investment are visibly apparent. 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.

The average value for single-family investment rental property is approximately \$5,000 less than single-family homeowner property (\$29,855). Even homeowners who possess the financial ability to further invest in their property are hesitant to do so because of the volume and condition of rental units within the area. Rental investors will not exceed the investment of homeowners within the neighborhood. This connection in value explains the poor condition of the majority of single-family investment rental properties. This circle of value and lack of investment will keep the neighborhood spiraling downward if action is not taken to encourage investment within single-family homeowner properties.

Recommended Actions

- Community Development Housing Rehab Division will create matching grant programs to assist existing homeowners with major repairs.
- Community Development Housing Rehab Division will create matching grant programs to encourage the conversion of existing vacant rental investment property to single-family homeowner units.
- Community Development Housing Rehab Division will create grant programs to encourage the construction of new high quality homes for low to moderate-income buyers.
- Community Development Housing Rehab Division will create grant programs to encourage the rehabilitation existing single-family homes for sale to low to moderate income buyers.

School Bus Stops

The Owensboro Public School system's bus stops are unsupervised and potentially place neighborhood children at risk. The school system has not provided any flexibility in relocating the bus stops. The suggestion to relocate some neighborhood bus stops comes from parents concerned about undesirable or even dangerous activity occurring near or at those bus stops. Swift action and cooperation could prevent harmful situations from occurring.

Recommended Actions

- The residents of school-aged children working in conjunction with the Old Owensboro Neighborhood Alliance will petition the Owensboro School system when problems with bus stops arise.
- The Old Germantown Neighborhood Watch Program will create a volunteer group of residents to take turns monitoring activity at school bus stops.

MPD Catwalk

The catwalk connecting property owned by MPD across East 9th Street creates a harsh visual appearance to the entrance of the neighborhood. The catwalk is in need of repair and could be a safety concern for pedestrians and motorists traveling on East 9th Street.

Recommended Actions

- Community Development Department will work with MPD to remove the catwalk between the two buildings (see figure #4 & #5).

Figure 4 MPD Catwalk Existing Photo

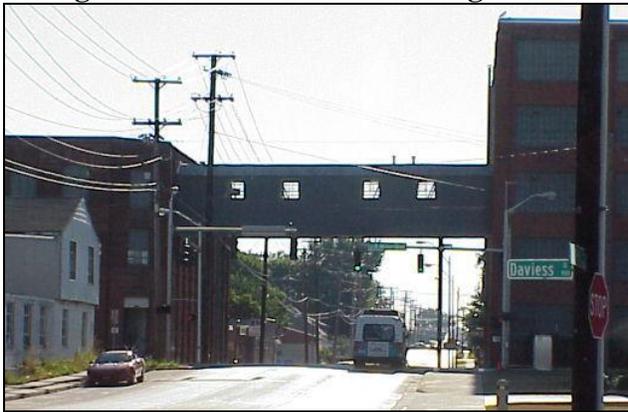


Figure 5 MPD Catwalk Future Photo



Neighborhood Parks & Recreation

There are currently no parks or recreational areas located within the neighborhood. A lack of neighborhood parks and open space exists throughout the north-east area of the City. There are many young children who live within the core of the neighborhood. Due to small residential lots and lack of recreational areas, these children are found playing in the streets and alleyways. Children need open spaces to play and parents need safe defined recreational areas to exist.

Residents in the neighborhood are in need of open space near their homes to relax and enjoy green space. The overall quality of life within this neighborhood would be increased by creating needed recreational areas. The lack of a specific recreational area contributes to the lack of neighborhood cohesiveness.

Recommended Actions

- Purchase property located at the corner of East 4th & Crittenden Streets for a Neighborhood Green. This is an existing parking lot that will convert into a small green space park (see figure #6) that could include amenities such as a walking trail, community gazebo, lighting, trees and parking.
- Purchase old Smith Machine property located between Crittenden Street & J.R. Miller Blvd.. This would be phase I of a larger neighborhood park plan (see figure #7 and #8). The construction of amenities would include playground equipment, walking trail, community gazebo, lighting, trees and residential development facing the park.
- Purchase old MPD property next to Smith Machine, as well as the adjacent lots along Crittenden Street for expansion of the large neighborhood park improvement into phase II (see figure #7 and #8). This phase would include amenities such as parking, open space and lighting.

Figure #6
Old Germantown District Green

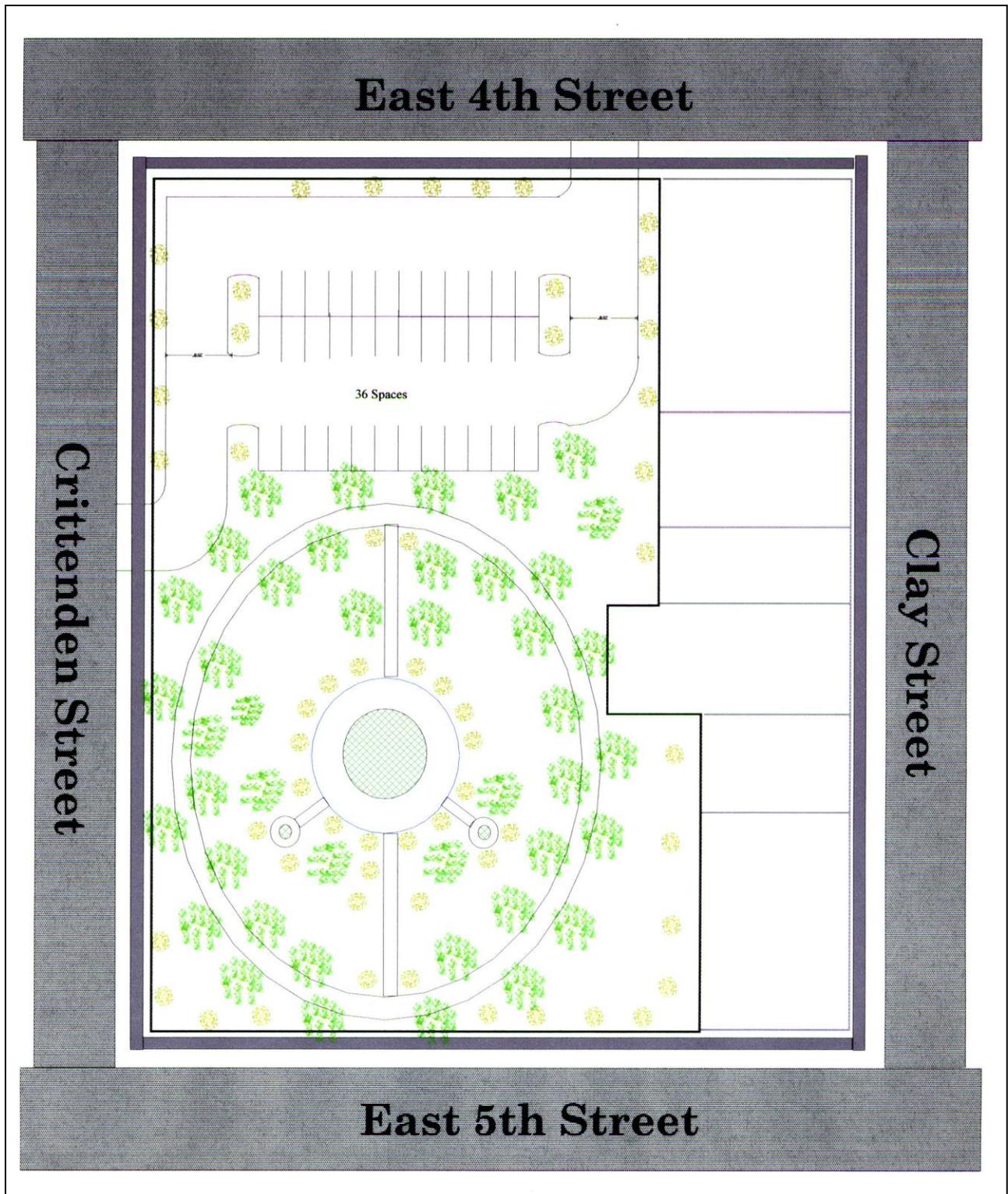


Figure #7
Old Germantown District Park
Option A

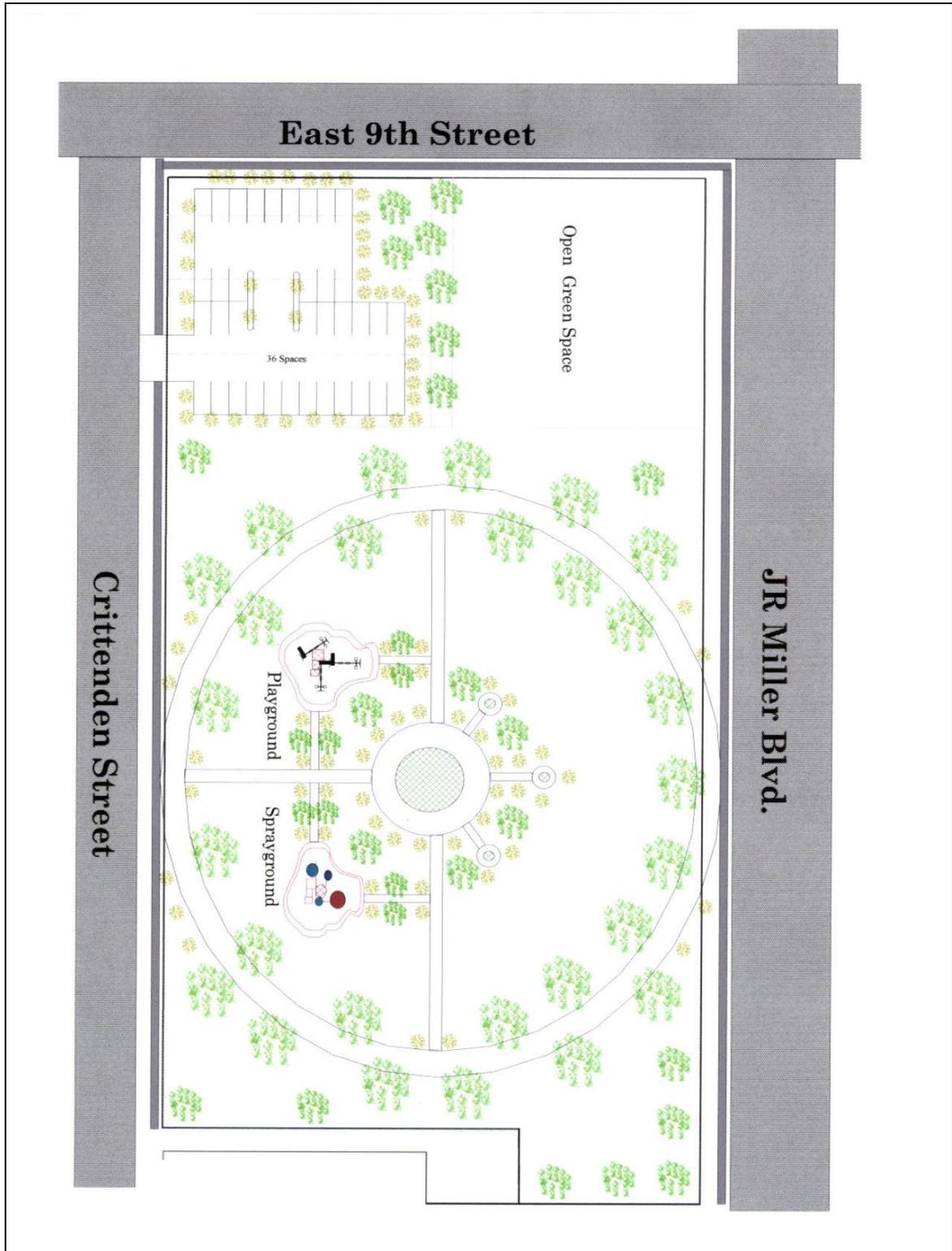
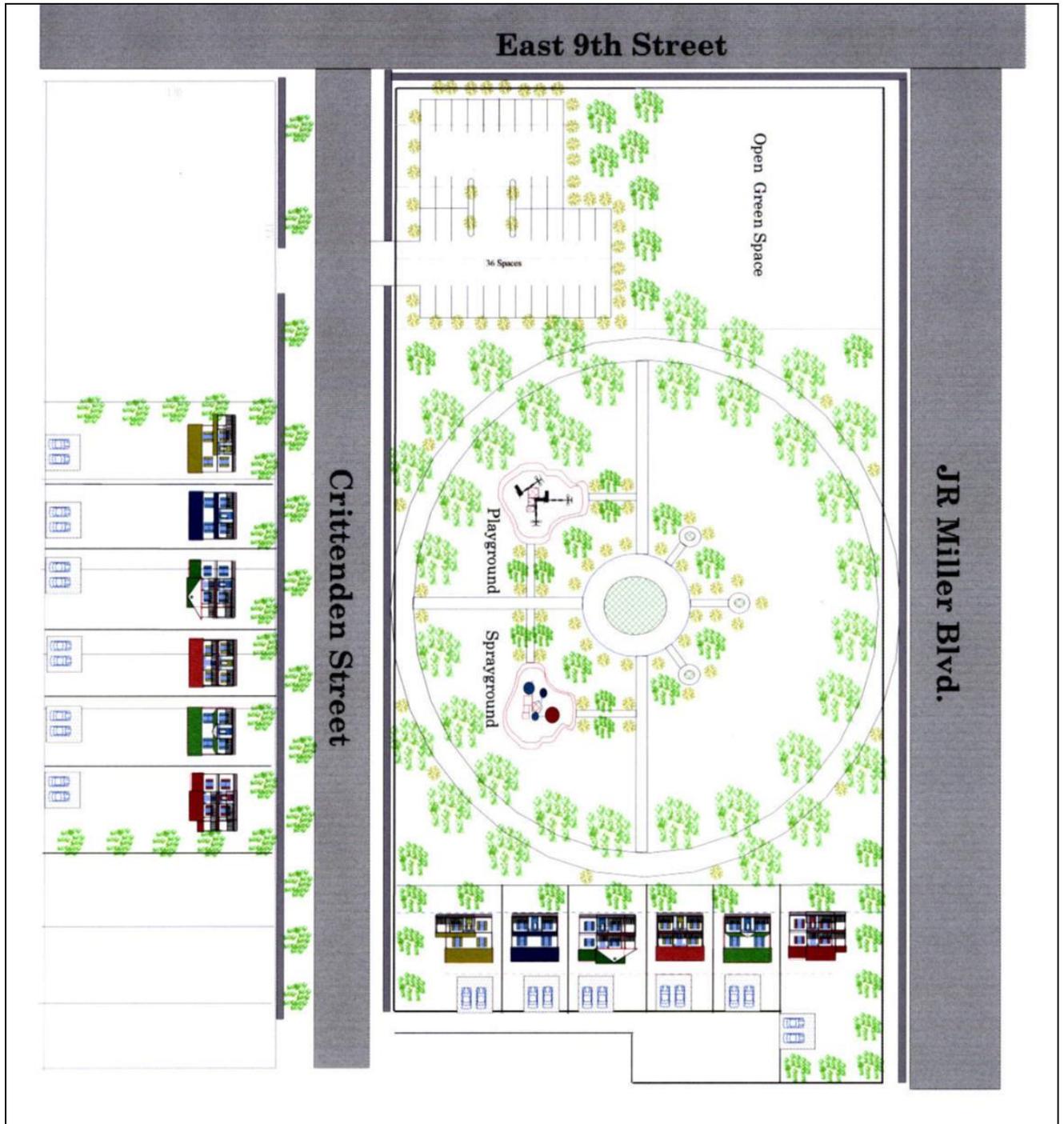


Figure #8
Old Germantown District Park
Option B



Alleys, Streets & Sidewalks

The streets and alleys within the neighborhood are in good to fair condition. The City of Owensboro has a system that rates streets throughout the City to determine ranking for resurfacing. The City looks at this ranking each fiscal year and at that time determines the amount to fund resurfacing improvements.

The alley-way running east to west between Bolivar and Clay streets creates a dangerous vehicular passageway. Automobiles travel through this section of the alley-way at high speeds with disregard to pedestrian traffic within the neighborhood. This alley-way cuts the street block in half and has a negative impact on neighborhood safety and cohesiveness. The alley-ways should only be used by residents for rear off-street parking, but are currently used as short cuts within the neighborhood.

A major sidewalk improvement project was completed by the City approximately 5 years ago. This project repaired and replaced damaged sidewalks in the area, as well as installed handicapped accessible ramps at intersections. The only remaining substantial portion of damaged sidewalk exists on the western side of the 700-800 block of Crittenden Street. Also remaining are three small damaged areas in front of 510 Clay Street, 429 Bolivar Street and 723 – 805 Crittenden Street.

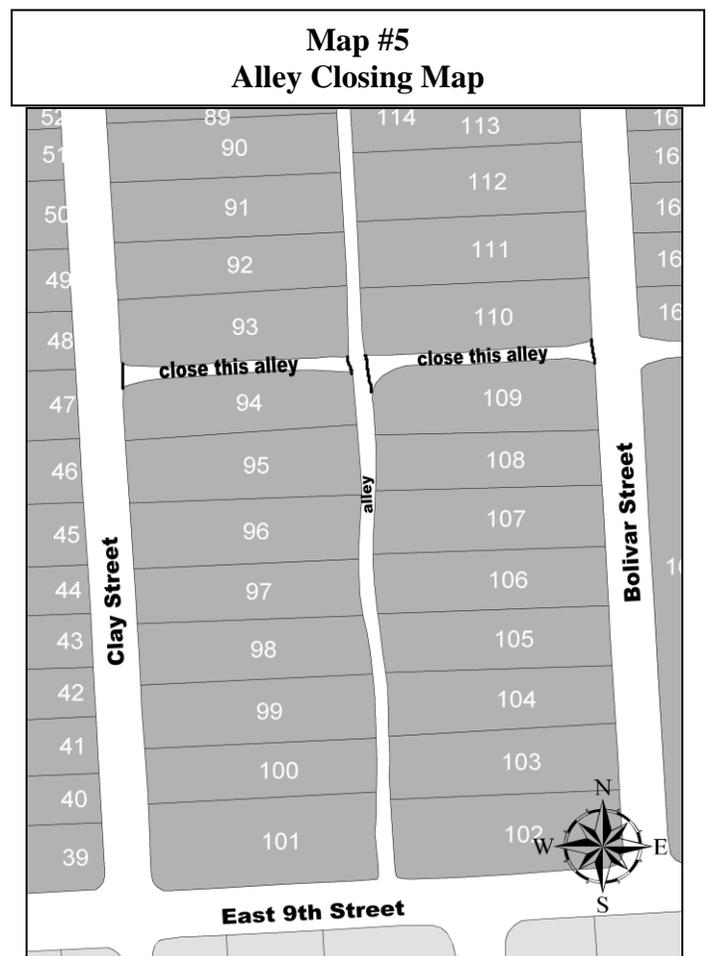
In some portions of the neighborhood, mature trees are diminishing the effect of street lighting. Street lights are distributed evenly throughout the neighborhood. Some lights in certain alley-ways are purposely shot out to remove the light in the area. This may be associated with drug related activities occurring in alley-ways.

Recommended Actions

- Close the alley that runs east to west between Clay and Bolivar Streets (see map #5). The alley would be closed and the property would be divided in

equal halves between adjacent property owners.

- In conjunction with the Phase I large Park Plan, replace deteriorated sidewalks along the 700-800 block of Crittenden Street.
- Replace damaged sidewalks at 510 Clay Street and 429 Bolivar Street.
- Work with OMU to replace alley-way street lights that are constantly being shot out with new bullet proof light covers.
- Install “brick-looking” asphalt at the East 7th Street intersections with Crittenden, Clay and Bolivar Streets. This visual improvement will establish a center point within the neighborhood and serve as a pilot resurfacing project for the rest of the downtown area.



The Action Plan Budget

Table #7 and Table #8 lay out the proposed HOME and CDBG Budgets for 2001-2004 for this redevelopment plan. \$1,793,900 in CDBG and HOME grant funds have been proposed to be budgeted by this Action Plan. It is estimated that \$2,395,000 in private funds will be invested in the neighborhood over the plan timeframe. A total of \$4,188,900 of public and private investment will pour into the neighborhood over the next two years.

\$916,900 is currently earmarked for this redevelopment from the 2001-2003 Community Development Budget. This breaks down as \$460,000 from 2001-2003 HOME funds and \$456,900 from 2002-2003 CDBG funds.

A total of \$880,000 in CDBG and HOME funds have been proposed to be budgeted during the 2003-2004 Community Development budget.

The Projected Statistics

See table #9, #10 and #11 for projected statistical changes that are anticipated to occur by 2004. The rate of homeownership by structure will increase from 37% to 69% in the core area of the neighborhood. The total assessed value of all property is projected to increase by 23% (\$7,819,079 to \$9,628,340).

Implementation

This Plan and recommended actions will be implemented by the Community Development Department of the City of Owensboro. The Mayor and City Commission will appoint a 6 member Old Germantown District Redevelopment Advisory Team. This Advisory Team will consist of individuals that live 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, park plans, retaining walls and landscaping.

Citizen Involvement in Plan

Public hearings were held on September 16th & 26th, 2002. Approximately 60 interested persons attended the hearings. The Plan was presented in its in full and questions were answered and recommendation clarified. No opposition to the Plan or any of its elements was received. "The Grass Roots" nature of this process created a document that was well received by all interested property owners within the targeted area.

Table #7: 2002-2004 HOME Action Plan Budget

The HOME Possibility	Total	Private	Grant	Total Investment	Total Private	Total Public		
HOMEbuyer Regular	17	\$ 60,000	\$ 25,000	\$ 1,445,000	\$ 1,020,000	\$ 425,000		
HOMEbuyer (Rent 2 own)	13	\$ 50,000	\$ 30,000	\$ 1,040,000	\$ 650,000	\$ 390,000		
HOME Sassafras Park Dev	0	\$ -	\$ -	\$ -	\$ -	\$ -		
CHDO Homebuyer	5	\$ 60,000	\$ 40,000	\$ 500,000	\$ 300,000	\$ 200,000		
HOME Owner Rehab (low)	0	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -		
PROJECT TOTALS	35			\$ 2,985,000	\$ 1,970,000	\$ 1,015,000		
HOW TO PAY W/ HOME	2001-2002	2002-2003	2003-2004	TOTAL FUNDS				
HOME	\$ 100,000	\$ 150,000	\$ 250,000	\$ 500,000				
City HOME Match	\$ -	\$ -	\$ -	\$ -				
KHC HOME	\$ -	\$ 75,000	\$ 240,000	\$ 315,000				
HUD HOME	\$ -	\$ -	\$ -	\$ -				
CHDO HOME	\$ 67,650	\$ 67,350	\$ 67,000	\$ 202,000				
TOTAL ALL FUNDS	\$ 167,650	\$ 292,350	\$ 557,000	\$ 1,017,000				
Year by Year W/HOME	# units	2001-2002	# units	2002-2003	# units	2003-2004	TOTAL FUNDS	Total Units
HOMEbuyer Regular	0	\$ -	5	\$ 125,000	12	\$ 300,000	\$ 425,000	17
HOMEbuyer (Rent 2 own)	0	\$ -	7	\$ 210,000	6	\$ 180,000	\$ 390,000	13
HOME Sassafras Park Dev	0	\$ -	0	\$ -	0	\$ -	\$ -	0
CHDO Homebuyer	0	\$ -	3	\$ 120,000	2	\$ 80,000	\$ 200,000	5
HOME Owner Rehab (low)	0	\$ -	0	\$ -	0	\$ -	\$ -	0
TOTAL ALL	0	\$ -	15	\$ 455,000	20	\$ 560,000	\$ 1,015,000	35
TOTAL GRANT AVAILABLE		\$ 167,650		\$ 292,350		\$ 557,000	\$ 1,017,000	
Running Grant Balance		\$ 167,650		\$ 5,000		\$ 2,000		

Table 8: 2002-2004 CDBG Action Plan Budget

The CDBG Possibility	Total	Private	Grant	Total Investment	Total Private	Total Public		
CDBG Homebuyer Regular	0	\$ 60,000	\$ 25,000	\$ -	\$ -	\$ -		
CDBG Owner Rehab (low)	14	\$ 25,000	\$ 25,000	\$ 700,000	\$ 350,000	\$ 350,000		
CDBG Owner Rehab (hi)	5	\$ 15,000	\$ 15,000	\$ 150,000	\$ 75,000	\$ 75,000		
CDBG Beautification	0	\$ -	\$ 350,000	\$ 350,000	\$ -	\$ 350,000		
PROJECT TOTALS	19			\$ 1,200,000	\$ 425,000	\$ 775,000		
HOW TO PAY W/CDBG								
	2001-2002	2002-2003	2003-2004	TOTAL FUNDS				
CDBG	\$ -	\$ 381,900	\$ 320,000	\$ 701,900				
CDBG (Rehab)	\$ -	\$ 75,000	\$ -	\$ 75,000				
TOTAL ALL FUNDS	\$ -	\$ 456,900	\$ 320,000	\$ 776,900				
Year by Year W/CDBG								
	# units	2001-2002	# units	2002-2003	# units	2003-2004	TOTAL FUNDS	Total Units
CDBG Homebuyer Regular			0	\$ -	0	\$ -	\$ -	0
CDBG Owner Rehab (low)			9	\$ 225,000	5	\$ 125,000	\$ 350,000	14
CDBG Owner Rehab (hi)			0	\$ -	5	\$ 75,000	\$ 75,000	5
CDBG Beautification								
Retaining Walls				\$ 150,000				
Tree Planting				\$ 30,000				
Banners				\$ 5,000				
Intersection Pavement Special				\$ 10,000				
Landscape Grants				\$ 5,000				
Parking Grants				\$ 5,000				
Close Alleyway				\$ 5,000				
Small Park Acquisition				\$ 20,000		\$ 120,000		
CDBG Beautification Total	0		0	\$ 230,000	0	\$ 120,000	\$ 350,000	0
TOTAL ALL		\$ -	9	\$ 455,000	10	\$ 320,000	\$ 775,000	19
TOTAL GRANT AVAILABLE		\$ -		\$ 456,900		\$ 320,000	\$ 776,900	
Running Grant Balance		\$ -		\$ 1,900		\$ 1,900		

Table 9: 2002-2004 Projected Statistics

OWNERSHIP	Existing	%	Future	%	Difference	%
Owner Units	67	21%	129	42%	62	93%
Rental Units	252	79%	176	58%	-76	-30%
Total Units	319	100%	305	100%	-14	-4%

Structure by type	Existing	%	Future	%	Difference	%
Homeowners	67	37%	129	69%	62	93%
Rental	115	63%	57	31%	-58	-50%
Total Units	182	100%	186	100%	4	2%

Structure Condition	Existing	%	Future	%	Difference	%
New	11	6%	39	21%	28	255%
Sound	81	43%	121	64%	40	49%
Deteriorating	76	40%	26	14%	-50	-66%
Dilapidated	21	11%	4	2%	-17	-81%
Total	189	100%	190	100%	1	1%

Uses	Existing	%	Future	%	Difference	%
Commercial	8	4%	5	2%	-3	-38%
Industrial	2	1%	0	0%	-2	-100%
Single Family	126	60%	161	79%	35	28%
Multi Family (4+)	15	7%	9	4%	-6	-40%
Duplex	25	12%	14	7%	-11	-44%
Triplex	12	6%	0	0%	-12	-100%
Public	1	0%	3	1%	2	200%
Parking lot	3	1%	2	1%	-1	-33%
Vacant lot	18	9%	11	5%	-7	-39%
Total	210	100%	205	100%	-5	-2%

Table 10: 2002-2004 Projected Statistics (cont)

Exist Condition by type	Owner	%	Renter	%	Commerc	%	Industrial	%	Total	%
New	7	10%	4	4%	0	0%	0	0%	11	6%
Sound	36	54%	40	35%	4	67%	0	0%	80	43%
Deteriorating	20	30%	53	47%	1	17%	1	50%	75	40%
Dilapidated	4	6%	16	14%	1	17%	1	50%	22	12%
Total	67	100%	113	100%	6	100%	2	100%	188	100%

Future Condition by type	Owner	%	Renter	%	Commerc	%	Industrial	%	Total	%
New	35	27%	4	7%	0	0%	0	0%	39	21%
Sound	89	69%	28	49%	3	100%	0	0%	120	63%
Deteriorating	5	4%	21	37%	0	0%	0	0%	26	14%
Dilapidated	0	0%	4	7%	0	0%	0	0%	4	2%
Total	129	100%	57	100%	3	100%	0	0%	189	100%

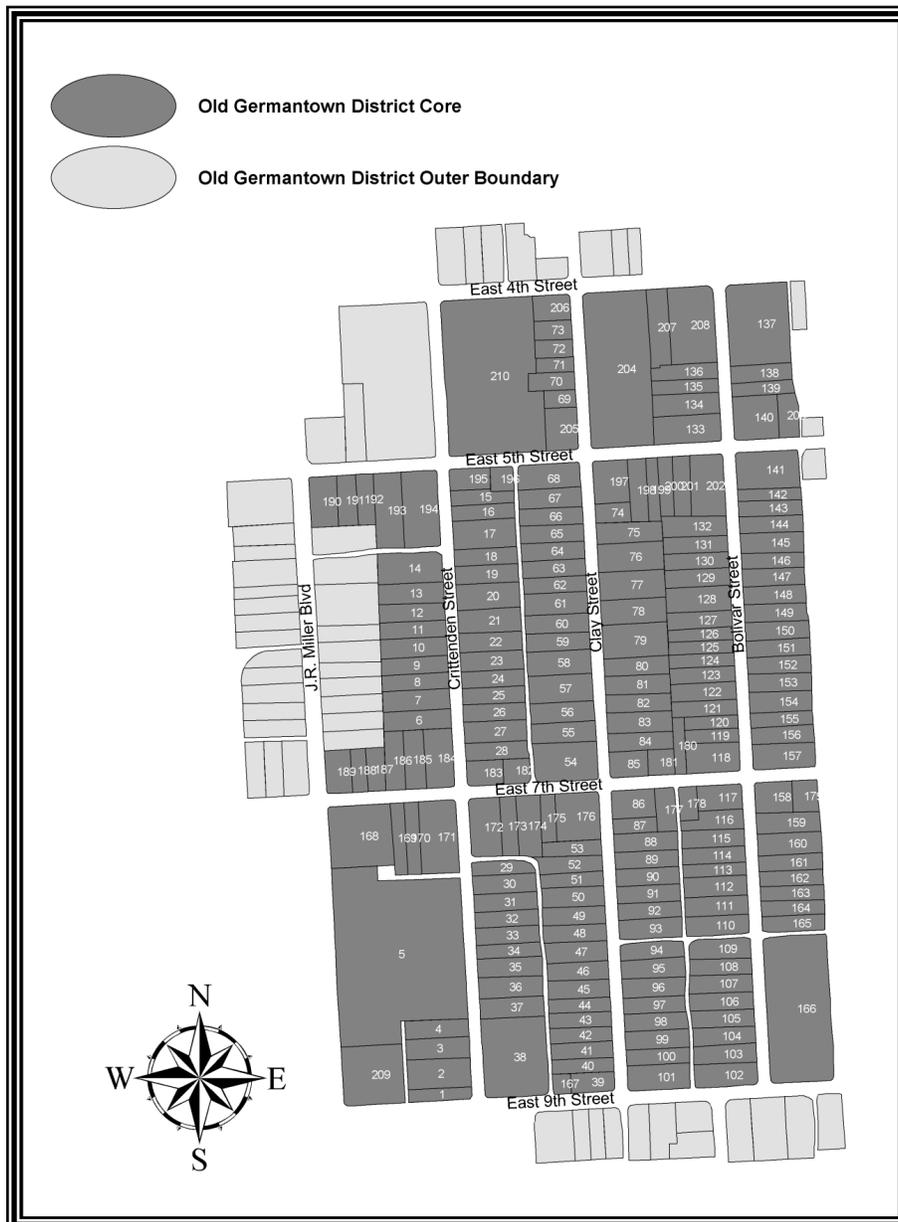
Change of Condition by type	Owner	%	Renter	%	Commerc	%	Industrial	%	Total	%
New	28	400%	0	0%	0	0%	0	0%	28	255%
Sound	53	147%	-12	-30%	-1	-25%	0	0%	40	50%
Deteriorating	-15	-75%	-32	-60%	-1	-100%	-1	-100%	-49	-65%
Dilapidated	-4	-100%	-12	-23%	-1	-100%	-1	-100%	-18	-82%
Total	62	100%	-56	100%	-3	100%	0		3	100%

Table 11: 2002-2004 Projected Statistics (cont)

Existing SF PVA \$	Total PVA	#	AVG	
SF Owner	\$ 2,346,860	67	\$35,028	
SF Rental	\$ 2,686,930	90	\$29,855	
		<i>Difference</i>	<i>\$(5,173)</i>	
Future SF PVA \$	Total PVA	#	AVG	% change
SF Owner	\$ 5,991,760	139	\$43,106	23%
SF Rental	\$ 1,278,480	33	\$38,742	30%
		<i>Difference</i>	<i>\$(4,364)</i>	<i>-16%</i>

PVA \$	\$	
2002	\$ 7,819,079	
2005	\$ 9,628,340	
Increase	\$ 1,809,261	23%

Old Germantown District Revitalization Strategy Area



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

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 with a multi-pronged coordinated approach.
7. Economic empowerment of low to moderate-income residents within the most distressed neighborhood of our community.

Job Creation / retention as Low / Moderate Income Area Benefit

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

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.

Aggregate Public Benefit Standard Exemption

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

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.

Boundaries

The Old Germantown District Neighborhood Revitalization Strategy Area shall be bounded on the North by East 4th Street, on the South by East 9th Street and include Crittenden, Bolivar and Clay Streets (see map #1). This area is located within Census Tract #3, which consist of 76.1% low to moderate income households (see table #12). The Revitalization Area is primarily residential and includes some areas of commercial and industrial property.

In conjunction with the Consolidated Plan process, consultation with stakeholders interested in inner city redevelopment have been held. The area includes an older residential neighborhood that is blighted and in need of quality investment. The Economic Empowerment of the Strategy Area rest in the revitalization of older residential neighborhood. Increasing home ownership within this area will stimulate economic development within the area.

Table #12 Neighborhood Revitalization Strategy Area 1990 Census Information

Area	Population	Low Mod Income	Households	% White	% Black
CT3	2,104	76.1%	885	95%	5%

Demographic Criteria

All of the Census Tracts and Block Groups have low to moderate-income households in excess of 51% (see exhibit table #1). The Revitalization Area is primarily residential and includes the Central Business.

Consultation

Numerous meeting were held with all stakeholders involved over the past year. These stakeholders include the following:

1. Citizens
2. Downtown Business owners and interest
3. Financial Institutions
4. Non-profit organizations
5. Neighborhood Advisory Boards (list ones within the neighborhood)

Two separate Public Hearings are being held to specifically discuss the Redevelopment Strategy Plan.

Assessment

The economic conditions of the Strategy Area are as follows:

1. Deteriation is prominent in the area and development activities are 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 on single-family homes will re-establish the neighborhood as a strong community, thus spurring future expenditures in the construction industry, providing jobs for local workers.
2. The construction of a park complex will have a positive economic impact on surrounding downtown properties encouraging investment within the downtown area.

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. Unchecked crime and dissolution of neighborhood pride.

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 at small areas to make greatest impact.
2. The stabilization of the older residential neighborhoods 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 and provide new jobs and restore pride to older neighborhoods and the citizens that live there.
4. The creation of a new park facility will encourage additional investment within the downtown area.

Performance Measurements

The following Benchmarks will be set for the Strategy Area to be completed by 2005:

Measurable Item	Number or Measure	Estimated Public Investment	Estimated Private Investment
New Single Family Homes Constructed	35	\$1,015,000	\$1,970,000
Existing Homes Renovated	19	\$425,000	\$425,000
Beatification Improvements	8 projects	\$350,000	\$0
TOTALS		\$1,790,000	\$2,395,000

Other Documents By Reference

This Plan refers to specific portions on the current 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 to taking during the previous year and what progress has been made toward the benchmarks established.