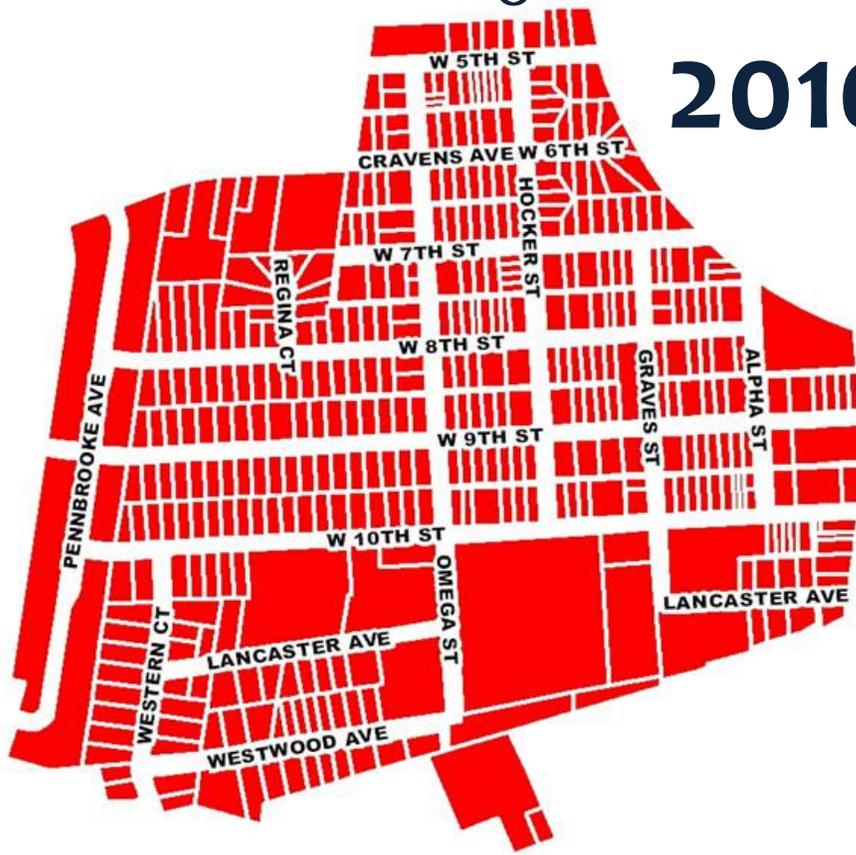

Mechanicsville

Neighborhood Redevelopment Plan

2010 – 2014



Created by:

City of Owensboro, Kentucky

Community Development Department

&

Mechanicsville Neighborhood Redevelopment Advisory Team

Approved:

May 2010

Mechanicsville

Neighborhood Redevelopment Plan

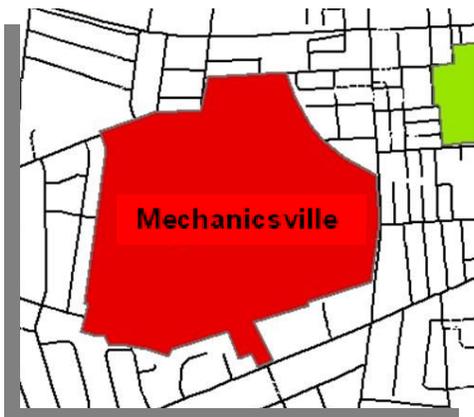
Overview

By 2010, the City had successfully completed the BaptistTown Neighborhood Redevelopment (2000-2004) and was finishing the Old Germantown District Neighborhood Redevelopment (2004). City staff began looking for the next established west side neighborhood to begin a new revitalization project.

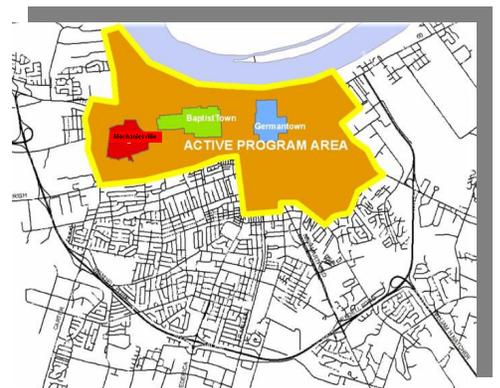
After reviewing the potential neighborhood, the Mechanicsville area was selected. The Mechanicsville Neighborhood Revitalization Strategy Area is generally bounded on the North by East 5th Street, on the south by McFarland Avenue, on the east by Crabtree and on the west by Pennbrooke Ave, and includes Alpha, Graves, Hocker, Omega, West 10th, West 9th, West 8th, West 7th, West 6th, Cravens Avenue, Regina Court, Lancaster Avenue and Westwood Avenue (see Map #1). The Revitalization Area is primarily residential, but it also includes some areas of commercial and industrial property.

The City of Owensboro has realized the key to rebuilding strong neighborhoods is increasing 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 December of 2009, the Owensboro Board of Commissioners appointed residents that live in the neighborhood to serve on the Mechanicsville Neighborhood Redevelopment Advisory Team. The Team consisted of the following residents:



***Rippo Hinton
Charles Hatchett
Cecil Phillips
Bobby McCormick
Janet Chamberlain
Frank Posey
Jean Higgs
Joanne Kendall
Anestine Coleman***



History

The majority of the area within the Plan Boundary was formerly known as “Mechanicsville” and has a long history with a distinct identity as having been a neighborhood for over 100 years. Little has been actually documented in history books. Generational word-of-mouth information has, however, kept the strong history of this old neighborhood alive.

The Mechanicsville neighborhood has been home to families as early as the mid-to-late 1800’s. There is no known origin for the nickname ‘Mechanicsville’ just that the name has been around as long as anyone can remember. This neighborhood, in the early 1900’s extended from Crabtree at Fifth Street to Omega Street and from west Fifth Street to Tenth Street. The land that extended beyond the western borders during that time was considered the country and home to tobacco and corn fields. The area was back then and still is bordered by the L&N Railroad.

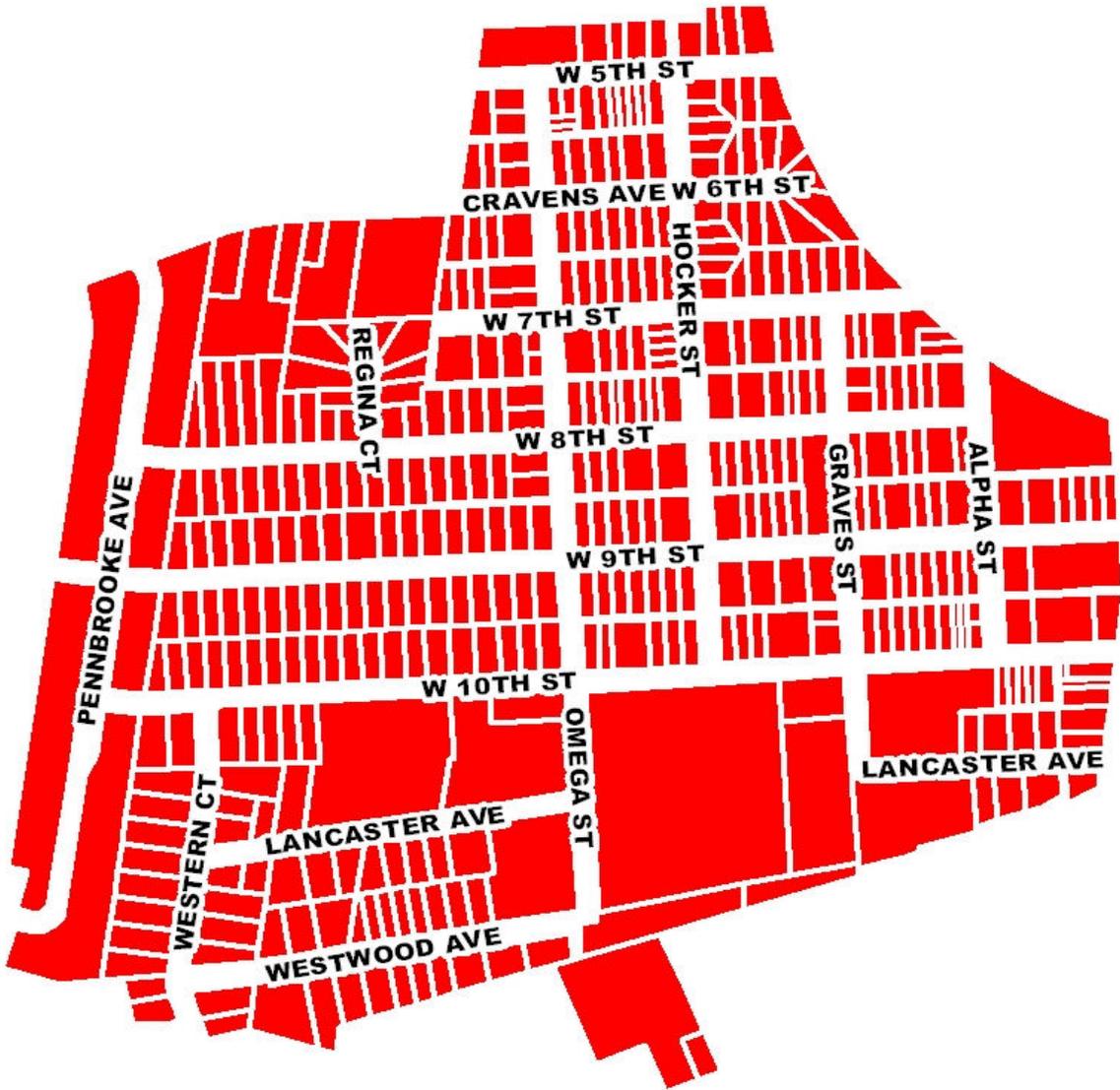
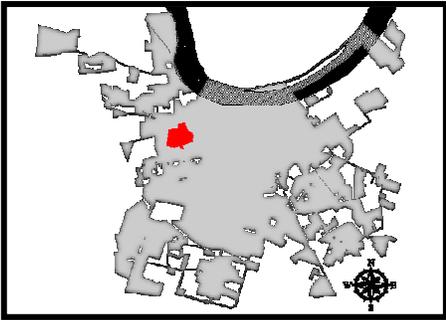
In the 1930’s the western portion of Mechanicsville had homes, a few grocery stores (Hawkins’ and Moran’s), churches, an orchard (Browning’s) and a slaughter house that supplied local grocery stores (Evan Brothers). Places of worship have always been a staple in this community. Many churches have dotted the blocks that make up Mechanicsville throughout the years. Segregation didn’t affect this tightly-knit neighborhood even in the early part of the century. Neighbors watched out for each other and often ate dinner together, and it was considered a safe neighborhood. The heart of the neighborhood has changed very little as far as borders, but as time would take its course, so would the coming and going of neighborhood stores and businesses.

The slaughter house, local groceries and orchard are all distant memories. In the early 1970’s, Owensboro Mayor Dugan Best (1964-1967), dedicated the park, which was originally a municipal landfill, in early 1967 (Dugan Best Park). In the 1980’s a new apartment complex was constructed on the west side of the neighborhood (Lincolnshire Apartments). Cravens Elementary School is also located along the northern border of the neighborhood. The City of Owensboro also re-located its Facilities Maintenance Department to the Lancaster Avenue and Omega Street block.

The neighborhood has survived over one hundred years. Though many things have changed, there are constants that linger. It is still a tightly-knit, family-oriented neighborhood that enjoys a safe atmosphere and will for many years to come.

Map #1

Mechanicsville Neighborhood Boundary



Statistical Review
Census Tract Information

The Mechanicsville Neighborhood is located within Census Tract #1- Block Group #300, which consist of 73.6% low to moderate income households (see Table 1), and Tract #6- Block Group 100, which consist of 57.5% low to moderate income households (also see Table 1) according to the 2009 estimated Census information. The larger Census Tracts that define the area show that the minority population represented 23% in Tract # 1 and 8% in Tract # 6 (see Table 2).

Table 1: Mechanicsville Neighborhood 2009 Estimated Census Tract – Block Group Data (CT1-BG300 & CT6-BG100)

| Area | CT1 BG300 |
|----------------|-----------|
| Population | 1,040 |
| Households | 817 |
| Low Mod Income | 73.6% |
| | |
| Area | CT6 BG100 |
| Population | 1,457 |
| Households | 1,354 |
| Low Mod Income | 57.5% |

2009 Estimated Census Information

Table 2: Mechanicsville Neighborhood 2000 Census Tract Data (CT1 & CT6)

| Area | CT1 |
|------------|-------|
| Population | 3,391 |
| Households | 817 |
| % White | 77% |
| % Minority | 23% |
| | |
| Area | CT6 |
| Population | 5,593 |
| Households | 2,314 |
| % White | 92% |
| % Minority | 8% |

2000 Estimated Census Information

Ownership Rates

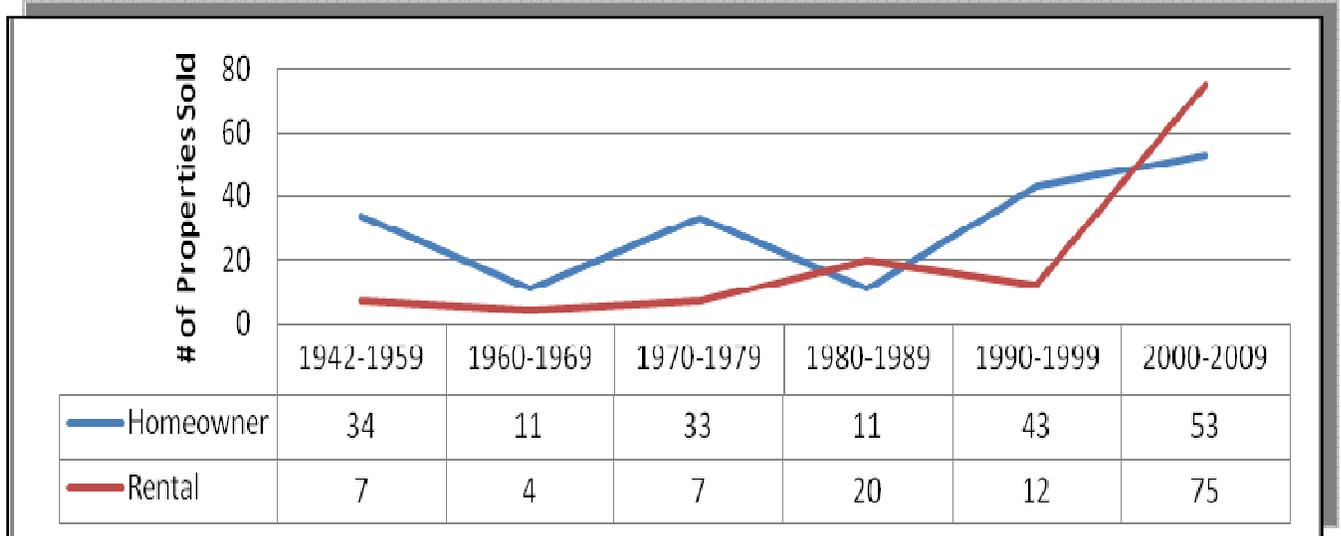
The core of the DBN (Mechanicsville Neighborhood) has **551** residential units in **359** residential structures. The neighborhood currently has a 35% homeownership rate by unit.

The current rate of homeownership by structure is **52%**. This measure of the homeownership rate by structure is a better gauge for potential redevelopment and will be cited throughout the plan.

Almost 60% of the rental housing units within this neighborhood are located within the Lincolnshire Housing Complex, which is located on Pennbrooke Avenue. A staggering 75 single family homes were purchased from 2000-2009 and converted for rental investment property, this represents 22% of existing single family structures. Table 3 shows properties sold by type from 1942 – 2009.

This table indicates a surge of new homeowners that purchased property within the neighborhood within the last nine years. Fifty-three (53) single family homes were purchased by homeowners since 2000 (see Table 3). This figure significantly outpaced all other time periods for homeowner purchasers in the neighborhood. This is a positive indicator that the neighborhood currently is able to draw new homeowners to the area even as the numbers of rental properties have been increasing. Map 2 shows the location and distribution of homeowner parcels located within the neighborhood during 2009.

Table 3 Properties Sold By Type 1942-2009



Condition of Structures

Currently, 224 structures (60%) are in sound condition, and 147 structures (40%) are in unsound condition (see Table 4). The majority of these unsound structures can be attributed to rental structures. One hundred seventy-four (174) rental investment structures are in unsound condition, which represents 60% of all unsound structures (see Table 5). The majority of rental investment property in the neighborhood has not seen any needed improvements or maintenance due to investors maximizing cash flow.

Lack of maintenance of the rental investor property, in conjunction with the increase in rental properties within the neighborhood, has had a negative net effect upon the neighborhood. Most of the households that are renting these unsound rental units are paying market rental rates or higher. Many tenants have limited rental ability choice due to previous financial, criminal or rental difficulties. These tenants find themselves in situations where they will not report substandard conditions for fear of eviction. Currently, less than 5% of all unsound rental structures in the neighborhood are vacant. Map 3 shows the geographic distribution of Structural Condition within the Mechanicsville Neighborhood.

Table 4: Mechanicsville Existing Structural Condition by Structure 2009

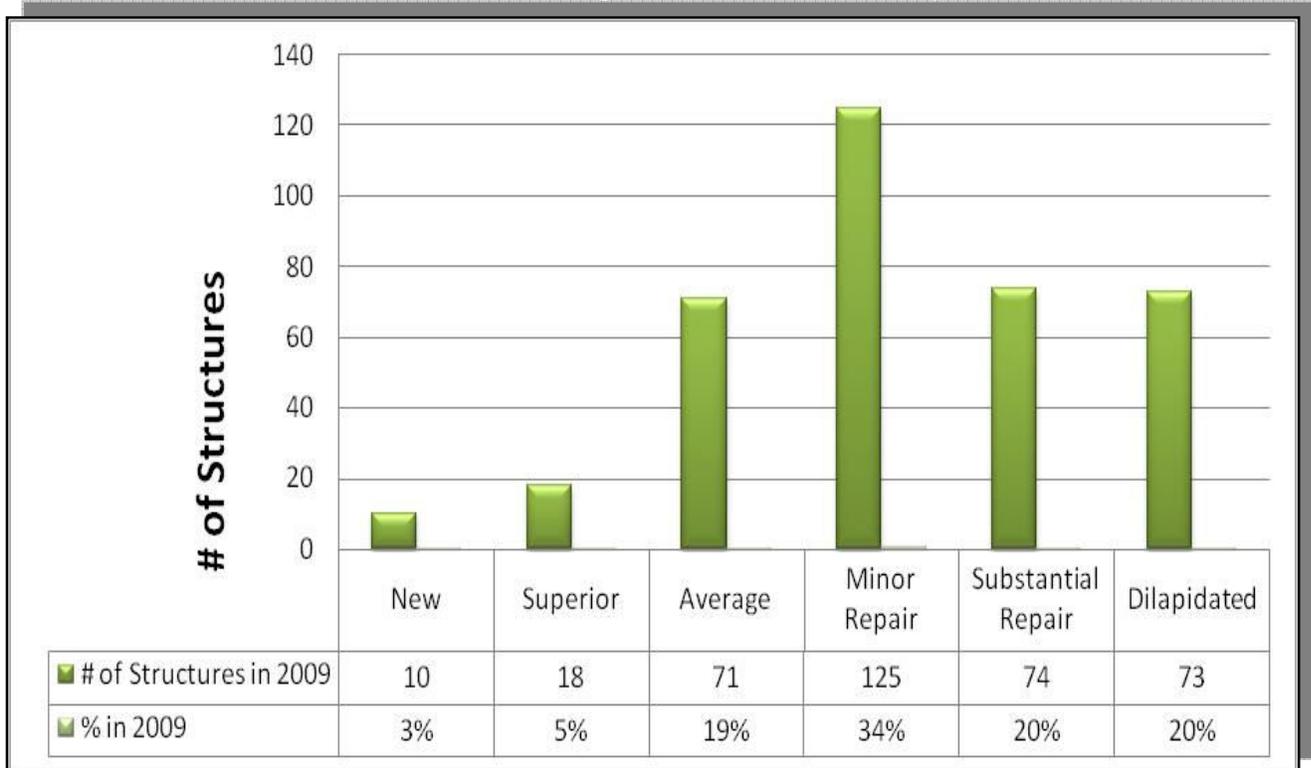
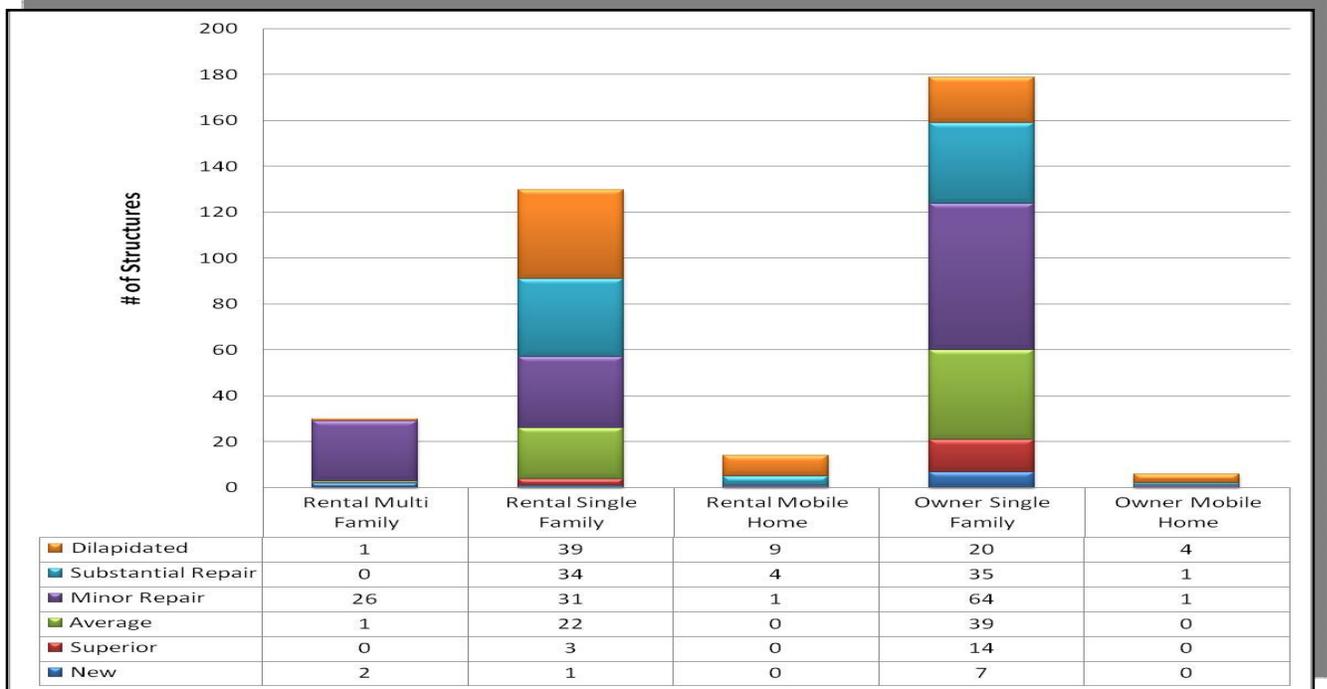
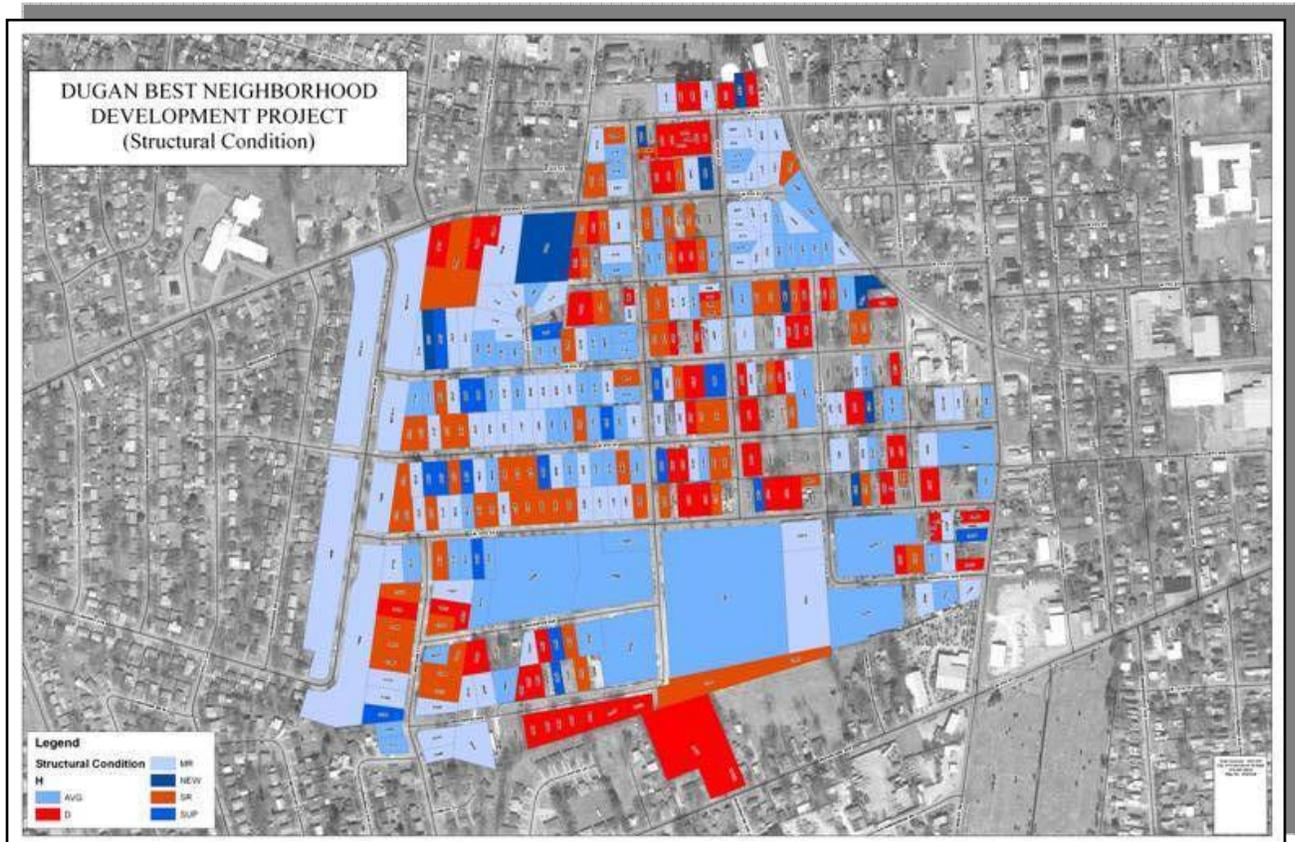


Table 5: Existing Residential Structural Condition by Structure & Ownership 2009



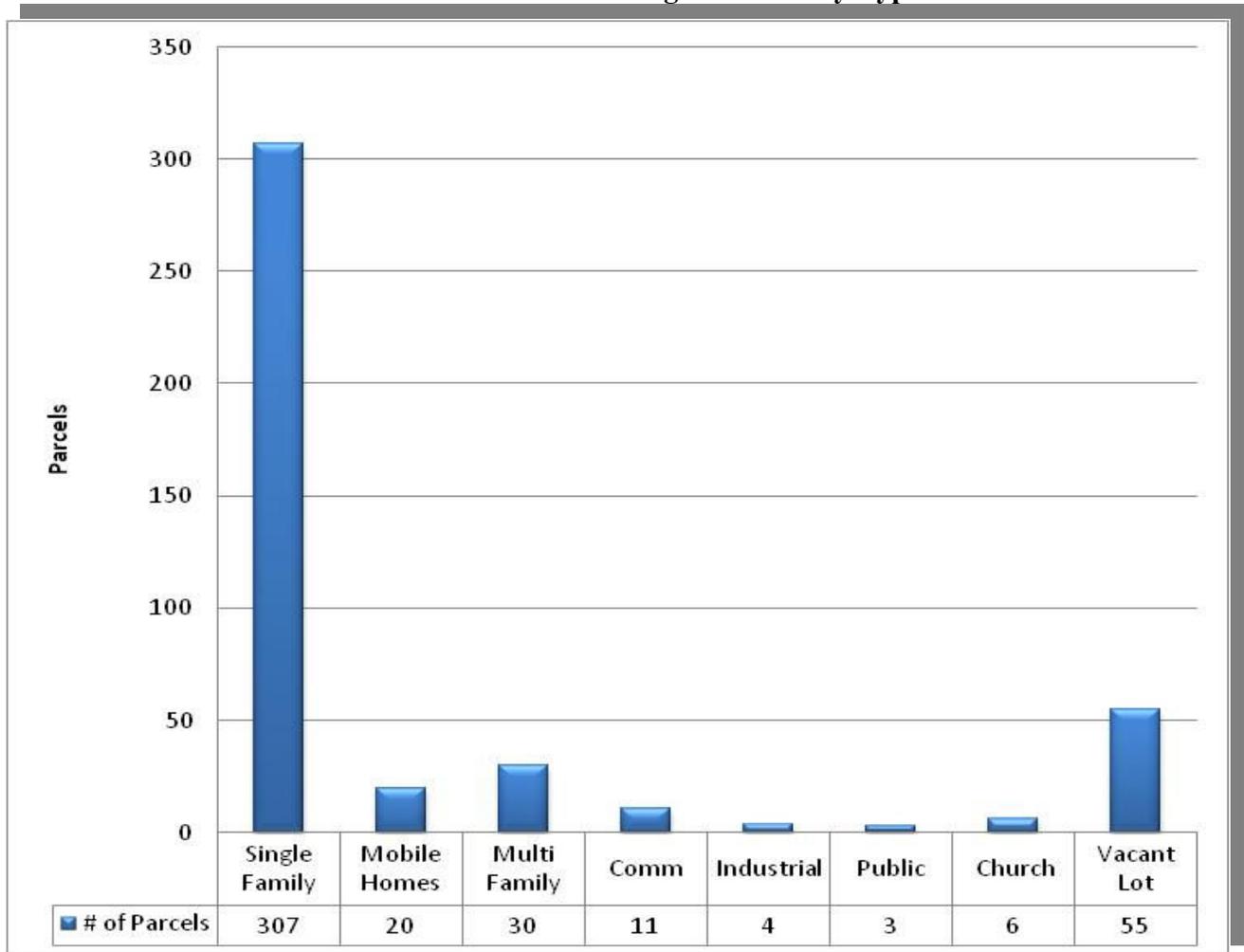
Map 3 Mechanicsville Neighborhood Structural Condition 2009



Existing Land Use

The Mechanicsville Neighborhood Redevelopment Area is primarily residential, but does contain a few commercial and industrial sites. Single-family make up 70% of all uses within the neighborhood (see Table 6 and Map 4). All combined residential uses make up more than 81% of total uses. Commercial and industrial uses are located mostly on the edges of the core area and significantly impact its visual appearance and character. The auto salvage yards located within the neighborhood create a harsh industrial presence in the plan area, and a negative impact on property values and potential development within the 2000 – 2200 blocks of Lancaster Avenue, 2000 – 2300 block of West 10th Street and the 1000 block of Omega Street. There are two (2) public uses within the neighborhood, Mechanicsville Park and Recreational Center and the City of Owensboro Facilities Department Buildings. There are six (6) churches located within the defined neighborhood plan area that serve as positive assets.

Table 6 Mechanicsville Existing Land Use by Type 2009



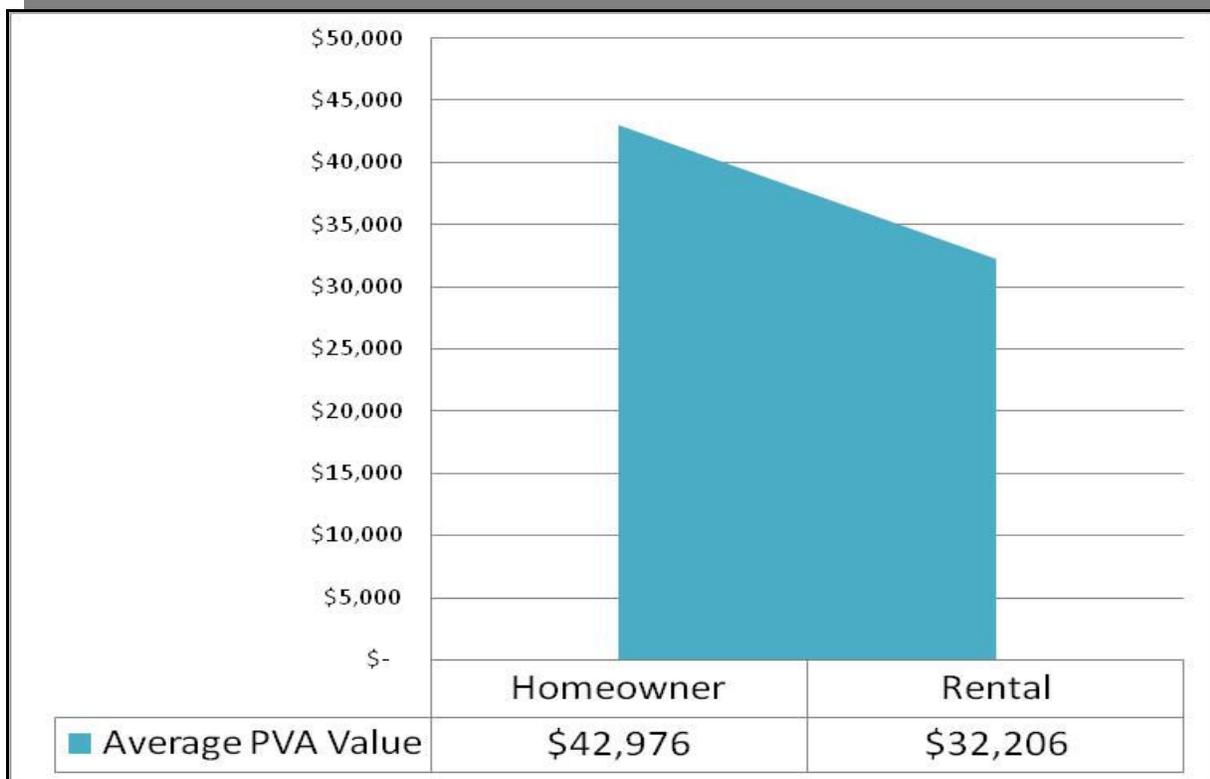
Property Values

The current total assessed value for property within the core of the Mechanicsville Neighborhood is \$26,866,301 (see Table 7). Single-family homeowner property had an average value of \$42,976, while single-family rental property had an average value of \$32,206. The average difference in value between single-family owner and rental property is \$10,770 (see Table 8). The 25% difference in assessed value is directly attributed to the difference in structural condition of owner versus rental.

Table 7 Mechanicsville 2009 PVA Assessed Values by Use Type

| Use Type | 2009 PVA Value |
|--|---------------------|
| Commercial, Industrial, Church, Public | \$ 2,145,440 |
| Mobile Homes | \$182,000 |
| Single Family | \$11,824,450 |
| Multi Family | \$12,240,520 |
| Vacant Lots | \$473,891 |
| Totals | \$26,866,301 |

Table 8 Compare Average Mechanicsville 2009 PVA Values by Ownership Type



Landscaping & Trees

A thorough evaluation of the condition and existence of front yard landscaping and trees located in front yards revealed a significant lack of decorative landscaping and tree-scape within the neighborhood. More than 57% of all parcels with structures have none or very minimal landscaping in front yards (see Map 5 and Table 9). There is a direct relationship between quality of landscaping and assessed value within the neighborhood, as can be seen in Table 10. The average valuation of single family homeowner properties with quality landscaping was 11% higher than similar single family homeowner properties with no or minimal landscaping. Table 10 also shows that single family rental properties with quality landscaping is 44% higher in valuation than properties with no or minimal landscaping. This shows that quality of landscaping is not only tied to residential pride, but also to property valuation.

Map 5 Mechanicsville Neighborhood Landscape Condition 2009

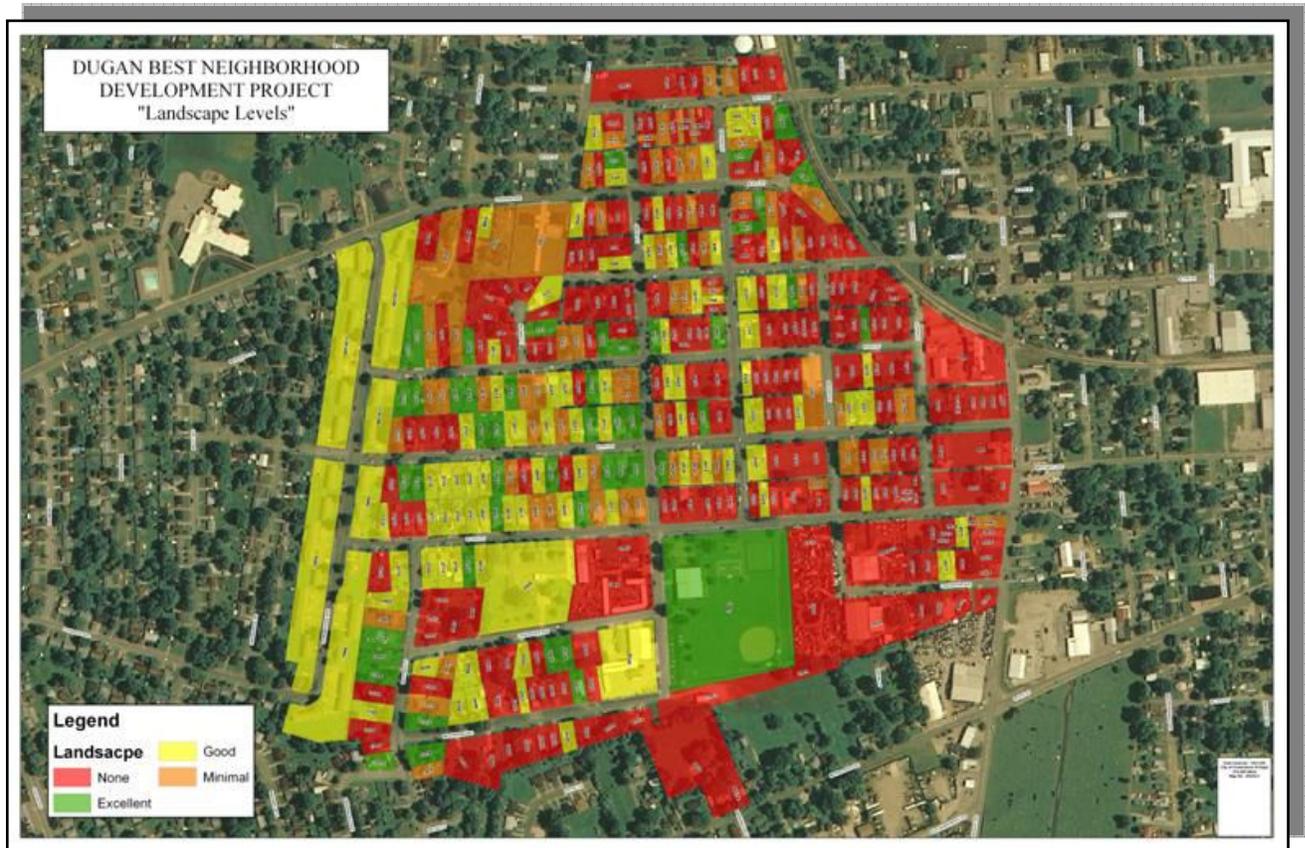
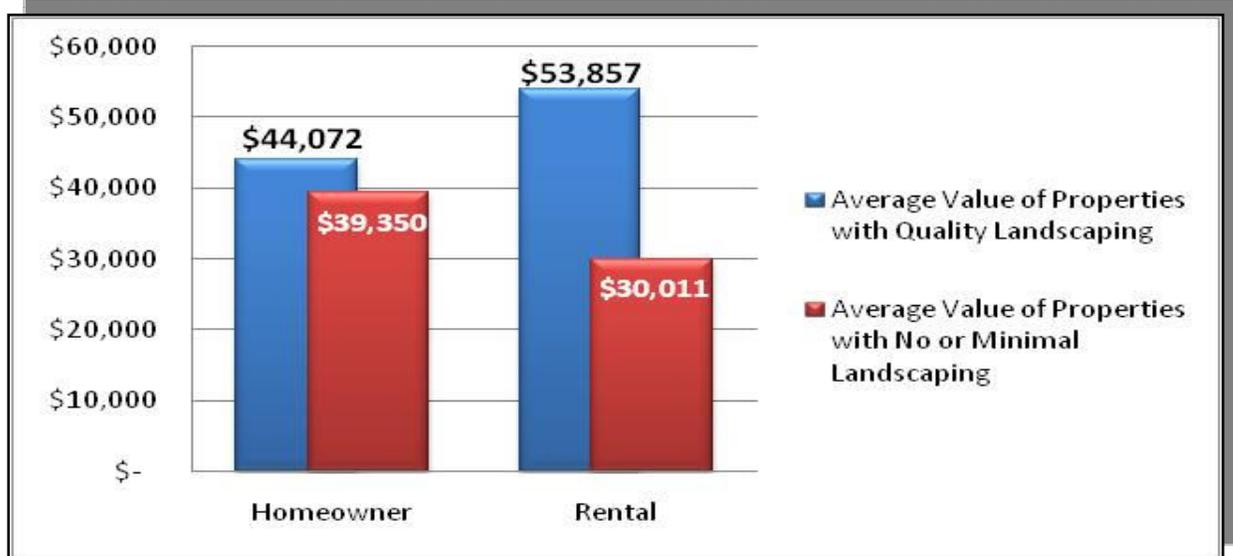


Table 9 Mechanicsville Neighborhood Landscape Condition 2009

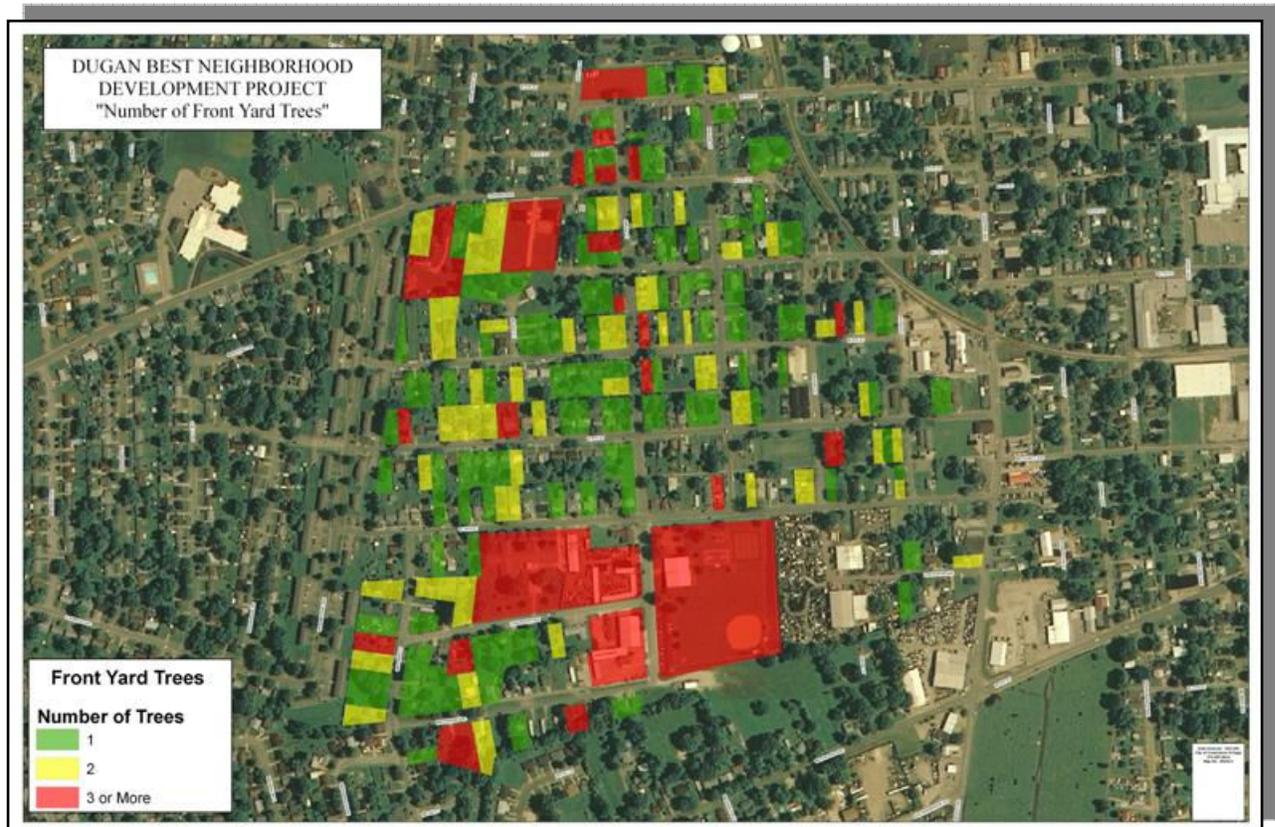
| Landscape Condition | # in 2009 | % in 2009 |
|---------------------|------------|-------------|
| Excellent | 48 | 13% |
| Good | 103 | 29% |
| Minimum | 62 | 17% |
| None | 143 | 40% |
| Totals | 356 | 100% |

Table 10 Mechanicsville Neighborhood Residential Valuation by Quality of Landscaping 2009



Map 6 shows the distribution and quality of front yard trees within the neighborhood. There are several areas within the neighborhood that lack any front yard trees. Front yard trees add value to property and assist in lowering cooling bills for homes.

Map 6 Mechanicsville Neighborhood Number of Trees in Front Yards 2009



Crime

During 2009, only 2.3% of all reported criminal incident categories occurred within the Mechanicsville Neighborhood when compared to similar reported incidents in Owensboro during the same time period (see Table 11 and Chart 1).

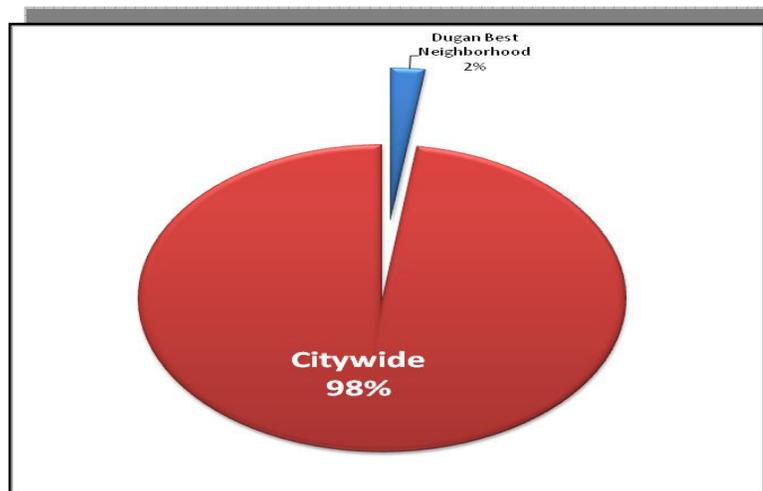
Assessment of the data revealed that the major criminal events that have occurred within the neighborhood are vandalism (32), theft (30), and burglary (23), assault (18) and drugs (16). These figures are in line with pre-redevelopment data for such a neighborhood. Given the size of the Redevelopment Area, the Crime Statistics do not show any incident that is out of proportion for the neighborhood. It is anticipated that a comprehensive and focused redevelopment effort will reduce these numbers on an average basis.

Table 11 2009 Mechanicsville Crime Statistics

| CRIME DESCRIPTION | Mechanicsville Neighborhood | Citywide | % in Mechanicsville Neighborhood |
|--------------------------|------------------------------------|-----------------|---|
| Armed Person | 1 | 17 | 5.88% |
| Assault | 18 | 581 | 3.10% |
| Burglary | 23 | 416 | 5.53% |
| Drug Complaint | 16 | 1,158 | 1.38% |
| Drunk | 11 | 750 | 1.47% |
| Rape | 1 | 29 | 3.45% |
| Recovered Stolen Vehicle | 1 | 23 | 4.35% |
| Stolen Vehicle | 5 | 90 | 5.56% |
| Theft | 30 | 1,729 | 1.74% |
| Vandalism | 32 | 1,188 | 2.69% |
| TOTAL | 138 | 5,981 | 2.31% |

Source: Owensboro Police Department Records Division

Chart 1 2009 Mechanicsville Crime Compared to Rest of City of Owensboro



Source: Owensboro Police Department Records Division

Mechanicsville

Neighborhood Redevelopment Plan

Major Challenges

The Mechanicsville Neighborhood Redevelopment Team identified the following major challenges within the neighborhood:

Neighborhood Identity

Recreation

Beautification

Transportation

Housing

Neighborhood Identity

Neighborhood Identity Signage

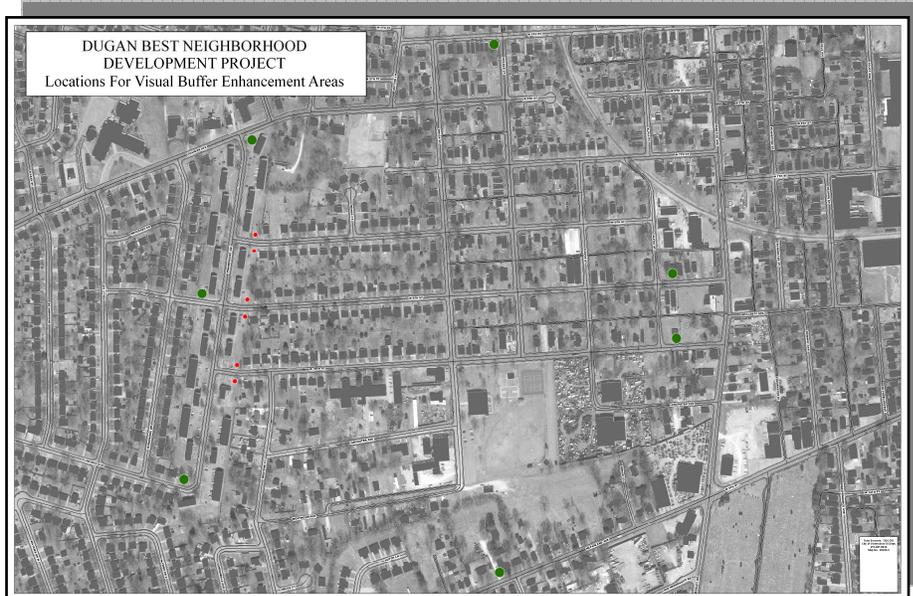
There is currently no clear identification of where the neighborhood boundaries are located. The creation and establishment of neighborhood identity signage would improve the neighborhood boundary definition and give an opportunity to tie together new material elements into the redeveloping neighborhood. Properly designed and scaled neighborhood signs would be located at major entryways into the neighborhood.

Neighborhood Identity Signage Recommended Action:

1. Install Neighborhood Identity Signage at the following points in the Neighborhood (see Map 7):

- | | | | |
|-------|--|------------|-----------|
| a. | Omega Street / McFarland Avenue | | |
| | • \$10,000 | CDBG Funds | 2011-2012 |
| <hr/> | | | |
| b. | West 10 th Street / Crabtree Avenue | | |
| | • \$10,000 | CDBG Funds | 2011-2012 |
| <hr/> | | | |
| c. | West 5 th Street / Hocker Street | | |
| | • \$10,000 | CDBG Funds | 2011-2012 |
| <hr/> | | | |
| d. | Flamingo Avenue / Pennbrooke Avenue | | |
| | • \$5,000 | CDBG Funds | 2013-2014 |
| <hr/> | | | |
| e. | Cravens Avenue / Pennbrooke Avenue | | |
| | • \$5,000 | CDBG Funds | 2013-2014 |
| <hr/> | | | |
| f. | Alpha Street / West 9 th Street | | |
| | • \$5,000 | CDBG Funds | 2013-2014 |
| <hr/> | | | |

Map 7 Mechanicsville Neighborhood Potential Sign Identification Locations



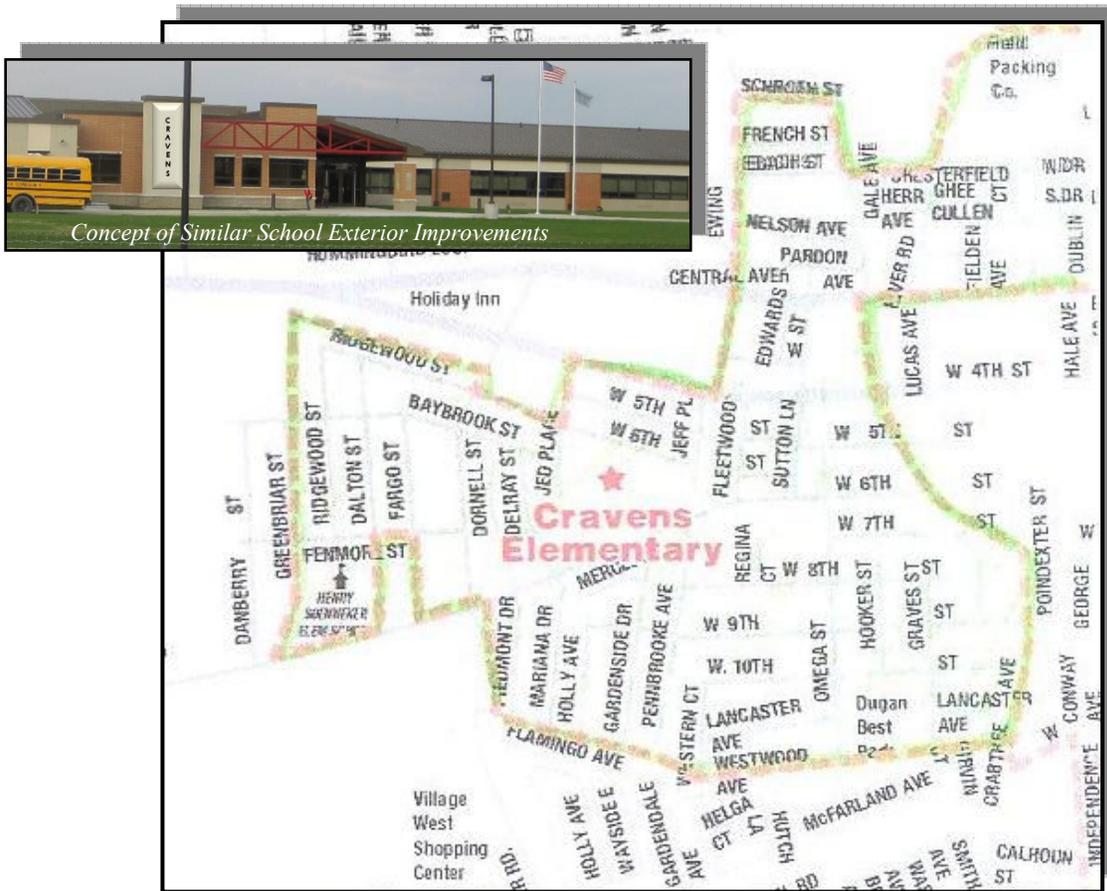
Cravens Elementary School Facelift

The elementary school that serves the area is the Cravens Elementary School (see Map 8). The school is located just outside the defined boundary of the neighborhood, but plays a major role in education of the school age children within the Mechanicsville Neighborhood. The school is operated by the Owensboro City Independent School System and is a very high quality educational facility. The inside of the facility has been updated throughout, but the exterior façade of the school building is not reflective of the inside. A renovation of the exterior of this elementary school would have a significant impact to the school children in the area, existing as well as potential property owners within the Mechanicsville Neighborhood. Many times when someone is looking to move into an area they drive by and look at the school that serves that neighborhood and make judgments based on visual appearance of the building. A quality and fresh facelift to the exterior of the building would have a positive impact on people who are considering moving to the area and full express the great things that are happening inside the facility.

Cravens Elementary School Facelift Recommended Action:

1. Work with City School System to have improvements to the exterior of Cravens Elementary School placed on their capital projects list over the next four (4) years
-
- \$0 Not Funded (Work with City School System)
-

Map 8 Cravens Elementary School Service Boundaries



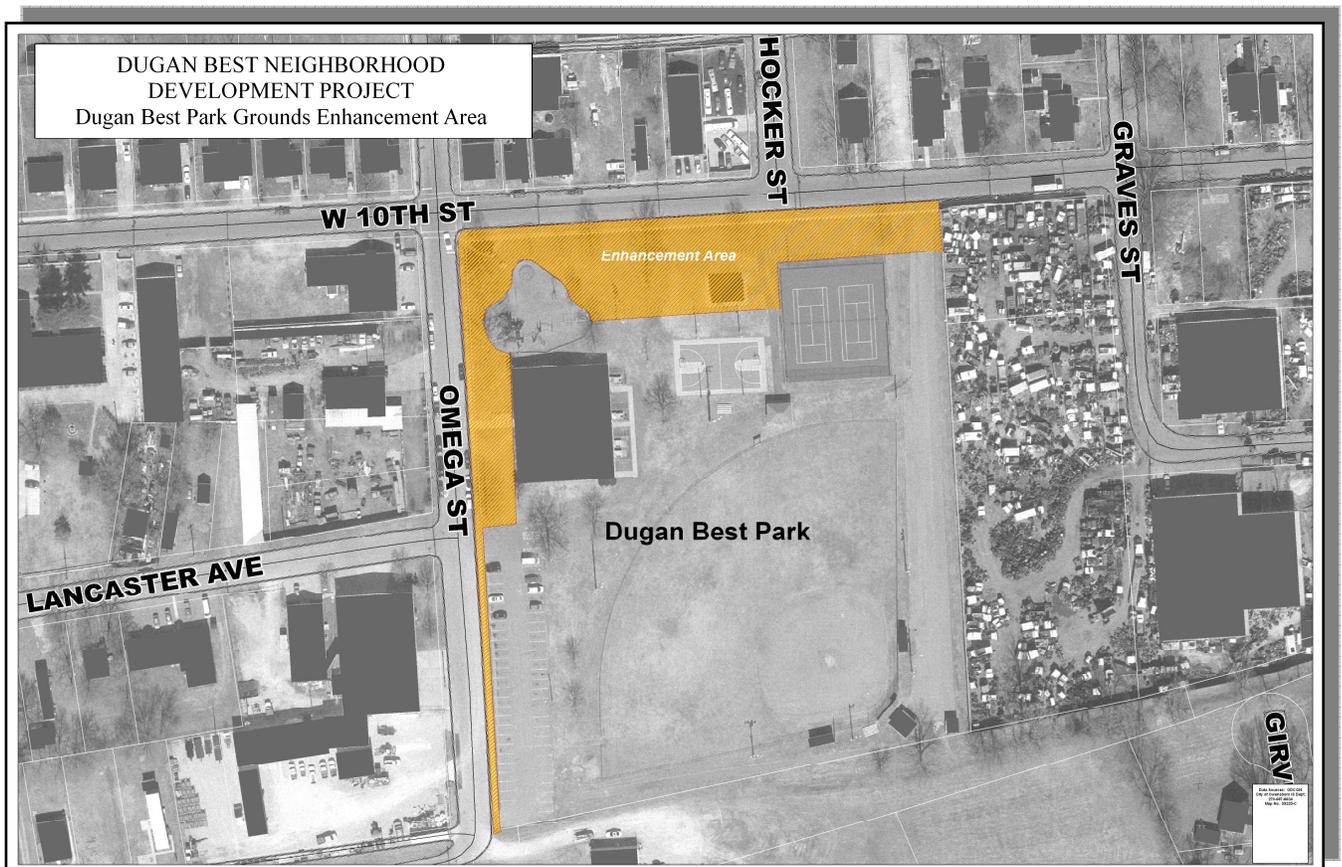
Source: Owensboro School Board Website

Recreation

Mechanicsville Park & Center Improvements

The Mechanicsville park contains 6.8 acres and was established in 1966 (see Map 9). The Dugan Best Recreation Center, which was built in 1974, provides a wholesome, quality, clean and safe environment for youth and adults of the community. The center provides activities that can enhance the future goals of our youth, and operates year-round recreation activities for all ages. It features a gym, stage, kitchen, game room, a computer lab and meeting rooms. The park and recreation center has served the community well for many years. The decrease in school age population in the immediate neighborhood has directly affected the usage of the park and recreation center. The park currently faces bighted and dilapidated properties to the north, across the West 10th Street and a salvage yard fence to the east. These negative visual influences have had a negative impact on attractiveness of the park and its services. Due to the placement of the park within the neighborhood and poor site and directional signage, many people do not know where the park is located. The eventual extension of Omega Street will open up other neighborhood to direct contact with the park and recreational center. The parks and recreational facilities located within this area are most certainly a positive resource that will assist in the transformation of the neighborhood

Map 9 Mechanicsville Park Grounds Enhancement Area



Mechanicsville Park & Recreation Center Improvements Recommended Action:

1. Install better quality outdoor signage for the Recreation Center.

 - \$15,000 CDBG Funds 2011 - 2012

2. Enhance the existing outdoor playground area along West 10th Street. This would include the planting of additional shade trees, benches and accessories (this does not include new playground equipment).

 - \$40,000 CDBG Funds 2012 - 2013

3. Install better lighting on park property along West 10th Street and Omega Street.

 - \$15,000 CDBG Funds 2013 - 2014

4. Replace the sidewalks along West 10th Street and Omega Street.

 - \$25,000 CDBG Funds 2011 - 2012

5. Construct new enclosed shelter (like the Legion Park) on park property.

 - \$0 Not Funded (work with Parks Department)

6. Improve exterior entrance and general exterior of Mechanicsville Recreational Center in order to make more inviting.

 - \$0 Not Funded (work with Parks Department)

7. Improve existing restrooms and concessions near the baseball fields.

 - \$0 Not Funded (work with Parks Department)

8. Convert existing tennis courts to additional basketball courts.

 - \$0 Not Funded (work with Parks Department)

9. Install Security Cameras within Dugan Best Park Area.

 - \$0 Not Funded (work with Parks Department)

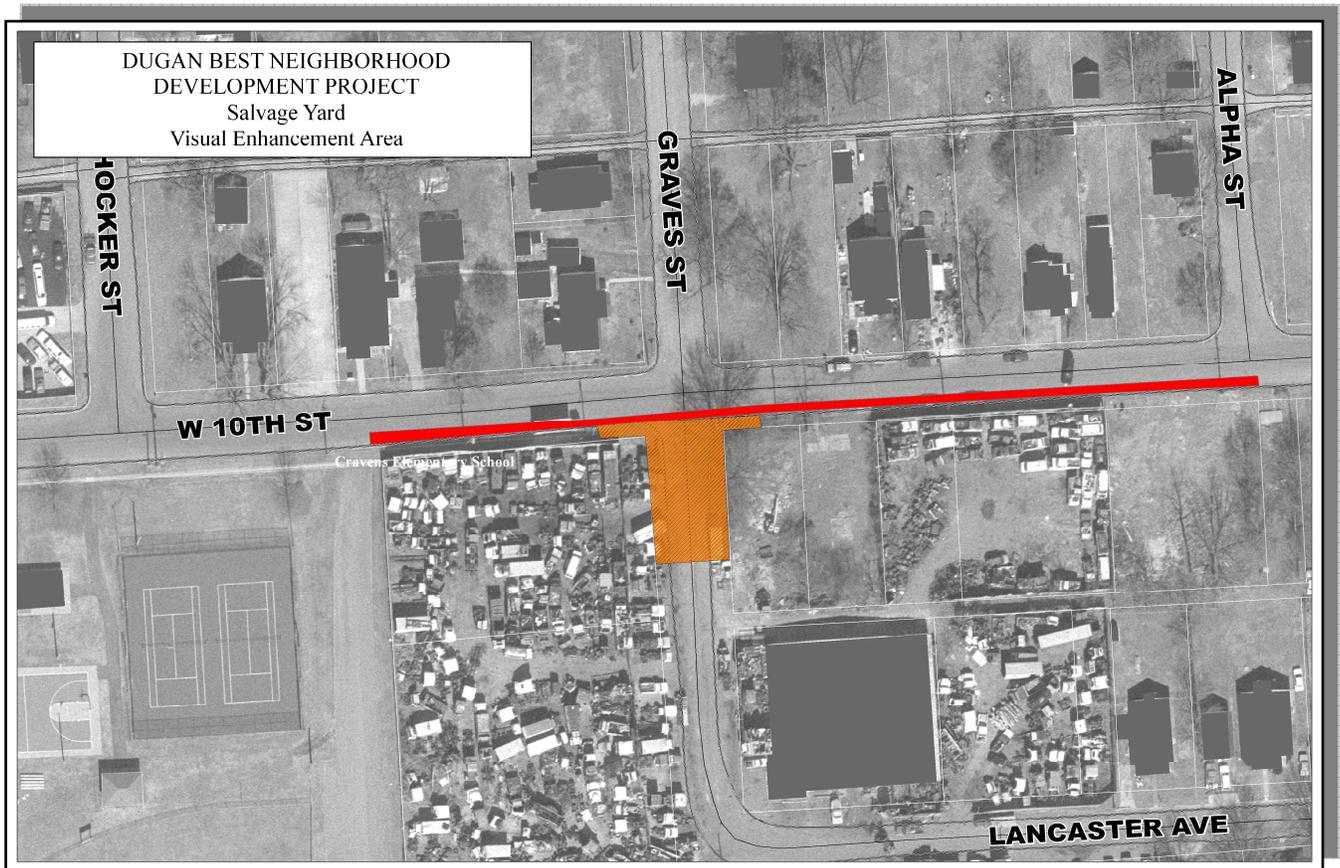
Beautification

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 issues contribute to the overall aesthetic appeal of the neighborhood. Amenities identified as impacting the neighborhood are: effective street lighting, off-street parking, quality neighborhood signage, structural building features, well maintained structures, landscaping and trees. Investment in the above mentioned improvements impact all residents within the neighborhood by increasing property value and overall quality of life.

Salvage Yard Visual Enhancement off West 10th Street

The auto salvage yard that has an entrance off West 10th Street from Lancaster Avenue creates a significant negative visual impact as residents enter and exit the Mechanicsville Neighborhood. The salvage business located there parks junked vehicles along the right of way of Lancaster Avenue. Also large trucks are parked along the south side of West 10th Street. The salvage business has been there a long time and will most likely continue into the future. The challenge will be to soften the negative effects of such an industrial use within the demands of a revitalized residential neighborhood.

Map 10 Salvage Yard Enhancement Area



Salvage Yard Visual Enhancement off West 10th Street Recommended Actions:

1. Restrict parking along the south side of West 10th Street to no parking or limited two (2) hour parking in order to eliminate or discourage the parking of large trucks and trailers along the neighborhood entryway

 - \$0 No Cost 2010 - 2011

2. Visually enhance entryway into Lancaster Avenue from West 10th Street. Create physical improvements within the right of way that would restrict illegal parking of junk vehicles within the right of way. Narrow the eye view into the salvage facility from West 10th Street. This could include closing Lancaster Avenue and limiting curb cuts back onto West 10th Street.

 - \$31,500 CDBG Funds 2011 - 2012

Landscaping Improvement Program

As mentioned earlier 57% of all parcels within the Mechanicsville Neighborhood contain minimal or no front yard landscaping. It is important to increase the number of properties with quality front yard landscaping within the neighborhood.

Landscaping Improvement Program Recommended Actions:

1. Create a homeowner landscape matching grant program to encourage improving front yard landscaping. Grant would be created that would allow 50/50 matching grants (city pays half / owner pays half). An estimated 40 grants would be provided to homeowners.

 - \$20,000 CDBG Funds 2011 - 2013

2. Create a rental landscape matching grant program to encourage improving front yard landscaping. Grant would be created that would allow 60/40 marching grants (landlord pays 60% / city pays 40%). An estimated 20 grants would be provided to landlords.

 - \$5,000 CDBG Funds 2013 - 2014

3. Create a front yard tree planting grant program for identified properties. Trees would be installed in identified front yards at no cost to the owner. Owner would agree to maintain the tree after it was planted. This tree planting program will increase the visual attractiveness of the area, as well as cool structures during the summer months. An estimated 50 new trees would be planted.

 - \$31,500 CDBG Funds 2011 - 2012

4. Trim trees within the neighborhood that are entangled within power lines in order to decrease the potential for loss of power to homes within the neighborhood

 - \$0 not funded -

Property Maintenance Issues

As identified earlier in the Plan, there are several property maintenance issues within the neighborhood. As the neighborhood transitions during the redevelopment efforts, the focus of property maintenance code enforcement will change as well. As new homes are built and dilapidated structures are demolished the neighborhoods level of acceptance of property maintenance code violations will significantly decrease and demands for more enforcement will increase. 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. Create a 50/50 matching demolition grant (city pays half and owner pays half) to encourage the swift demo of properties that have been identified by the Property Maintenance Code Enforcement Officer as being unfit for human habitation or unsafe. An estimated sixteen (16) structures could be demolished through this program.

| | | |
|------------|------------|-------------|
| • \$50,000 | CDBG Funds | 2010 - 2012 |
|------------|------------|-------------|

2. 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.

| | | |
|-------|------------------|-------------|
| • \$0 | Existing Service | 2010 - 2014 |
|-------|------------------|-------------|

City Facility Building Visual Enhancement

The current location of the City Facilities Department along Omega Street will become extremely visible when the extension of Omega Street is complete. This new entryway and the properties located along this portion of Omega Street will play a significant role in setting the visual standard for the neighborhood. The City Facilities Department has a chain link fence enclosing the lot along Omega Street (see Map 11). This fence creates a significantly commercial feel for the entryway and will be a significant detraction.

Map 11 City Facilities Property Visual Enhancement Area



City Facility Building Visual Enhancement Recommended Actions:

1. Move the existing fence located at the City Facilities Department lot along Omega Street back 15' and install trees and associated landscaping to soften the visual appearance.

| | | |
|------------|------------|-------------|
| • \$15,000 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|

West 8th, 9th, 10th and Pennbrooke Connection Transition Enhancement

The transition between the established single family portion of the Mechanicsville Neighborhood and the Lincolnshire Apartments located along Pennbrooke Avenue lack any elements that complement both types of uses. There are opportunities at the transition points on both sides of the roadway along West 8th, 9th, and 10th Street to install visual elements that would enhance this transition for the single family homes to the apartments (see Map 12).

Map 12 Visual Buffer Enhancement Areas with Lincolnshire Apartments



West 8th, 9th, 10th and Pennbrooke Connection Transition Enhancement Recommended Actions

1. Define separation between West 8th, 9th, and 10th Street and the Lincolnshire Apartments located on Pennbrooke Avenue. Install visually attractive transitions that tie together new material elements into the redeveloping neighborhood along both sides of the roadway.

| | | |
|------------|------------|-------------|
| • \$57,848 | CDBG Funds | 2013 - 2014 |
|------------|------------|-------------|

Transportation

Omega Street Extension

The existing Mechanicsville Neighborhood lacks a quality entryway to the south that would allow for greater connectivity to McFarland Avenue and West Parrish Avenue (see Map 13). Omega Street currently dead-ends into a field at the intersection with Westwood Avenue. The lack of roadway connectivity within this area has limited the service area of the Mechanicsville Park and Recreational Center. This lack of connectivity has also reduced emergency response times on both sides of the terminus of Omega Street.

Map 13 Omega Street Extension Project



Omega Street Extension Recommended Actions:

1. Construct Omega Street Extension to McFarland Avenue from to line up with Washington Avenue.
 - a. Purchase all needed properties and relocate existing tenants.

| | | |
|-------------|------------|-------------|
| • \$268,937 | CDBG Funds | 2009 - 2010 |
|-------------|------------|-------------|
 - b. Demolish all properties.

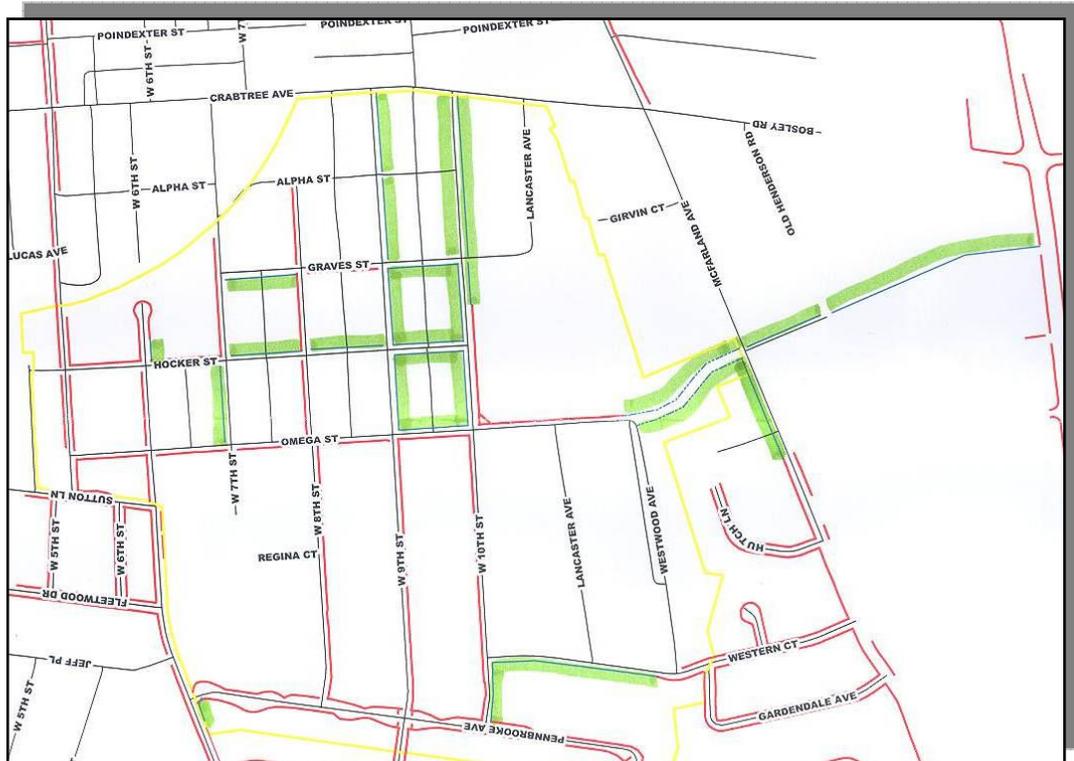
| | | |
|------------|------------|-------------|
| • \$40,000 | CDBG Funds | 2009 - 2010 |
|------------|------------|-------------|
 - c. Construct new 650 lf of Omega Street Extension

| | | |
|-------------|------------|-------------|
| • \$355,000 | CDBG Funds | 2009 - 2011 |
|-------------|------------|-------------|

Fill in Missing Sidewalk Linkages (Connectivity)

A consistent linkage of quality sidewalks do not exist throughout the entire neighborhood. Several years ago sidewalks were installed within the neighborhood to increase the safe connection to Cravens Elementary School and the Mechanicsville Recreational Center. At that time it was found that the some in the neighborhood wanted sidewalks on both sides, but most only wanted them on one side or the other. As we look at new sidewalk construction within the neighborhood it is encouraged that a continuous walk be maintained on a minimum of one side and be consistent from block to block, not jumping from one side if the street then to the other. Also look for opportunities to tie neighborhood into the City Bike Route System in order to increase the ability to use bikes as transportation.

Map 14 Proposed New Mechanicsville Neighborhood Sidewalks Linkage



Fill in Missing Sidewalk Linkages recommended Actions:

1. Construct new Sidewalks within specified areas in order to increase safe walk ability within the neighborhood.
 - a. Construct sidewalks on the south side of West 10th Street from Mechanicsville Park to Crabtree Avenue.

| | | |
|-----------|------------|-------------|
| • \$24864 | CDBG Funds | 2012 - 2013 |
|-----------|------------|-------------|
 - b. Construct sidewalks on the east side of Omega Street from West 9th Street to West 10th Street and on the south side of West 9th Street from Omega Street to Hocker Street.

| | | |
|------------|------------|-------------|
| • \$16,578 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - c. Construct sidewalks on east side of Hocker Street from West 7th Street to West 10th Street.

| | | |
|------------|------------|-------------|
| • \$23,250 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - d. Construct sidewalks on south side of West 9th Street from Hocker Street to Graves Street.

| | | |
|-----------|------------|-------------|
| • \$8,176 | CDBG Funds | 2012 - 2013 |
|-----------|------------|-------------|
 - e. Construct sidewalks on north side of West 7th Street from Omega Street to Hocker Street.

| | | |
|------------|------------|-------------|
| • \$12,096 | CDBG Funds | 2013 - 2014 |
|------------|------------|-------------|
 - f. Construct sidewalks on west side of Graves Street from West 9th Street to West 10th Street and also on the west side of Graves Street from West 7th Street to West 8th Street

| | | |
|-----------|------------|-------------|
| • \$9,408 | CDBG Funds | 2013 - 2014 |
|-----------|------------|-------------|
 - g. Construct sidewalks on south side of West 9th Street from Graves Street to Alpha Street.

| | | |
|------------|------------|-------------|
| • \$12,320 | CDBG Funds | 2013 - 2014 |
|------------|------------|-------------|
 - h. Construct sidewalks on west side of Hocker Street from West 9th Street to West 10th Street.

| | | |
|-----------|------------|-------------|
| • \$8,064 | CDBG Funds | 2012 - 2013 |
|-----------|------------|-------------|
 - i. Construct sidewalks on the north side of West 10th Street from Hocker Street to Graves Street.

| | | |
|------------|------------|-------------|
| • \$10,192 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - j. Construct sidewalks on south side of West 6th Street in front of 603 Hocker Street.

| | | |
|-----------|------------|-------------|
| • \$2,688 | CDBG Funds | 2013 - 2014 |
|-----------|------------|-------------|
 - k. Construct sidewalks on north side of McFarland Avenue from new Omega Street extension to existing walks to the west.

| | | |
|------------|------------|-------------|
| • \$14,560 | CDBG Funds | 2013 - 2014 |
|------------|------------|-------------|

- | | | | |
|---|------------|------------|-------------|
| l. Construct sidewalks on west side of Western Court from near Westwood Avenue to West 10 th Street. | • \$21,056 | CDBG Funds | 2013 - 2014 |
| m. Construct sidewalks on southwest side of Pennbrooke Avenue and Cravens Avenue. | • \$4,144 | CDBG Funds | 2013 - 2014 |
| n. Construct sidewalks on south side of West 9 th Street from Alpha Street to Crabtree Avenue. | • \$9,744 | CDBG Funds | 2013 - 2014 |
| o. Construct sidewalks on south side of West 10 th Street from Pennbrooke Avenue to Western Court. | • \$5,488 | CDBG Funds | 2013 - 2014 |
| p. Construct sidewalks on east side of east side of Washington Avenue from McFarland Avenue to West Parrish Avenue. | • \$39,648 | CDBG Funds | 2013 - 2014 |
| q. Edge existing sidewalks to remove grass that has covered walking surface. | • \$5,000 | CDBG Funds | 2009 - 2012 |
| r. Construct sidewalks on the north side of West 10 th Street from Crabtree Avenue to Mechanicsville Park. | • \$0 | Not Funded | - |

Wings of Faith Church Parking Enhancement

The current parking for the Wings of Faith Church of God, which is located at the southwest corner of Omega Street and West 10th Street, backs directly onto Omega Street (see Map 15). This parking situation creates an unsafe backing situation that will be more profound when the new Omega Street extension is completed and more neighborhood children are attracted to the Mechanicsville Park. There are currently eight (8) parking spaces that are located within this area.

Map 15 Wings of Faith Parking Enhancement Area



Wings of Faith Church of God Parking Enhancement Recommended Actions:

1. Remove the Wings of Faith Church Parking located off of Omega Street and relocate the parking spaces to the west side of the building with a drive off West 10th Street. Remove the all of the hard surface for the existing parking off Omega Street and install a new curb and install landscaping and trees within the space.

| | | |
|------------|------------|-------------|
| • \$35,000 | CDBG Funds | 2011 - 2012 |
|------------|------------|-------------|

Alpha Street Improvement

Alpha Street does not currently have curbs and gutters to define the street way. The street is one of only a few streets located within the current City limits that do not have curb and gutters.

Alpha Street Improvement Recommended Actions:

1. Reconstruct Alpha Street from West 10th Street to West 8th Street.

| | | |
|-------|------------|---|
| • \$0 | Not Funded | - |
|-------|------------|---|

Westwood Avenue Street Improvement

Westwood Avenue does not currently have curbs and gutters to define the street way. The street is one of only a few streets located within the current City limits that do not have curb and gutters. This street has a confusion offset that detracts from the attractiveness of the area.

Westwood Avenue Street Improvement Recommended Actions:

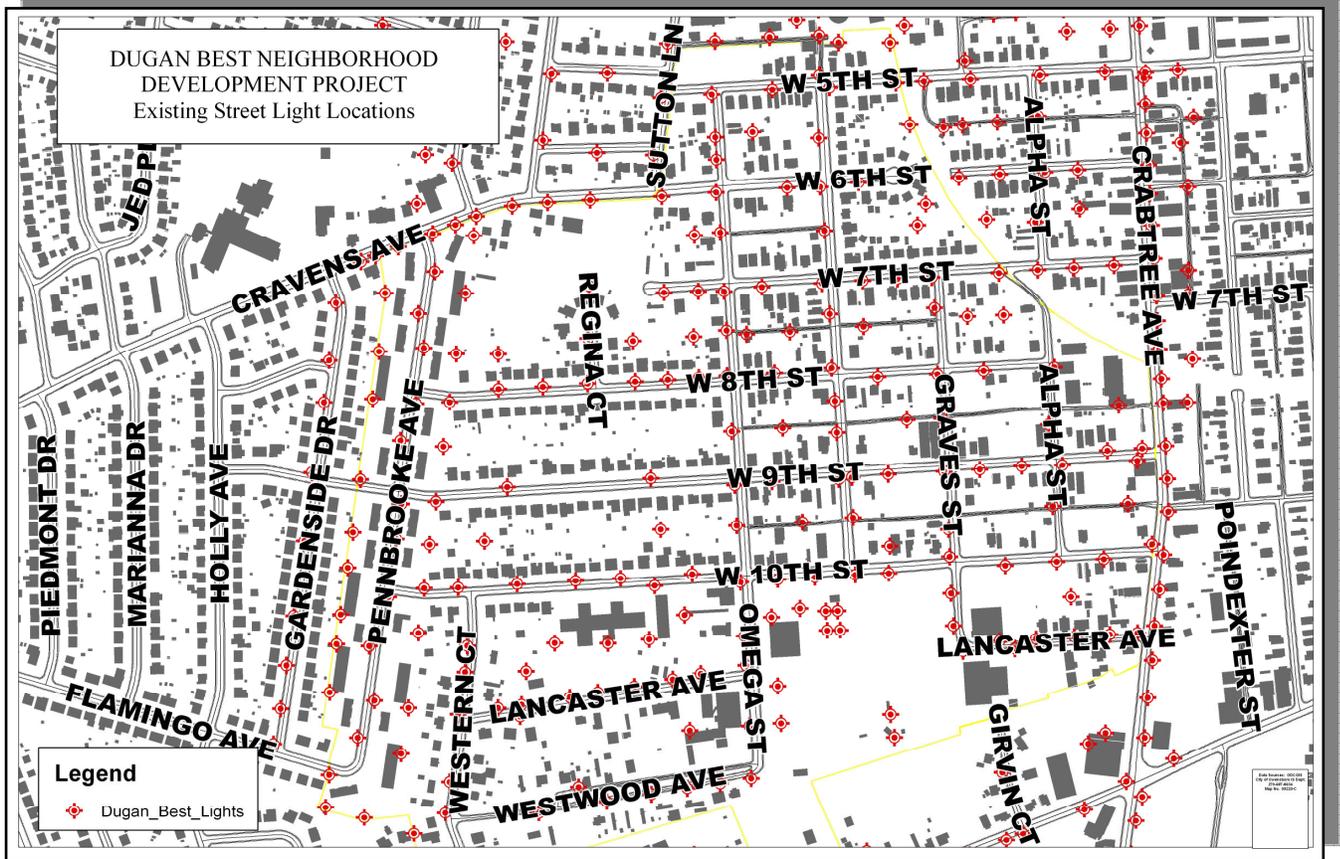
1. Reconstruct Westwood Avenue from Omega Street to Western Court.

| | | |
|-------|------------|---|
| • \$0 | Not Funded | - |
|-------|------------|---|

Street Lighting Enhancement

The location and brightness of street lighting within the Mechanicsville Neighborhood is important for creating a warm and safe atmosphere in the nighttime hours. Studies have proven that a well-illuminated neighborhood is less likely to experience crime related issues than a poorly illuminated neighborhood. Input has been received that existing street lighting in some areas of the neighborhood may not be sufficient. Map 16 shows the location of existing City Street Lighting.

Map 16 Mechanicsville Street Light Locations



Street Lighting Enhancement Recommended Actions:

1. Work with OMU to evaluate existing street lighting and determine where new street lights will need to be installed.

| | | |
|-------|--------------------|-------------|
| • \$0 | Basic City Service | 2010 - 2011 |
|-------|--------------------|-------------|

Housing

As previously detailed, the core of the Mechanicsville Neighborhood currently (2009) has a 52% homeownership rate by structure. The homeownership rate was estimated to be 82% in 1989. During this twenty-year span the rate of homeownership dropped by an amazing 30% within the neighborhood. By practice, a homeownership rate of 45% creates stability and livability within a neighborhood as long as it remains steady and does not decrease over time. The current trending imbalance between homeowner properties and investment rental properties has the ability to create instability within the neighborhood if left unchecked. Many once single-family homeowner structures have been converted to rental units throughout the neighborhood, thus creating potential problems with lack of personal investment.

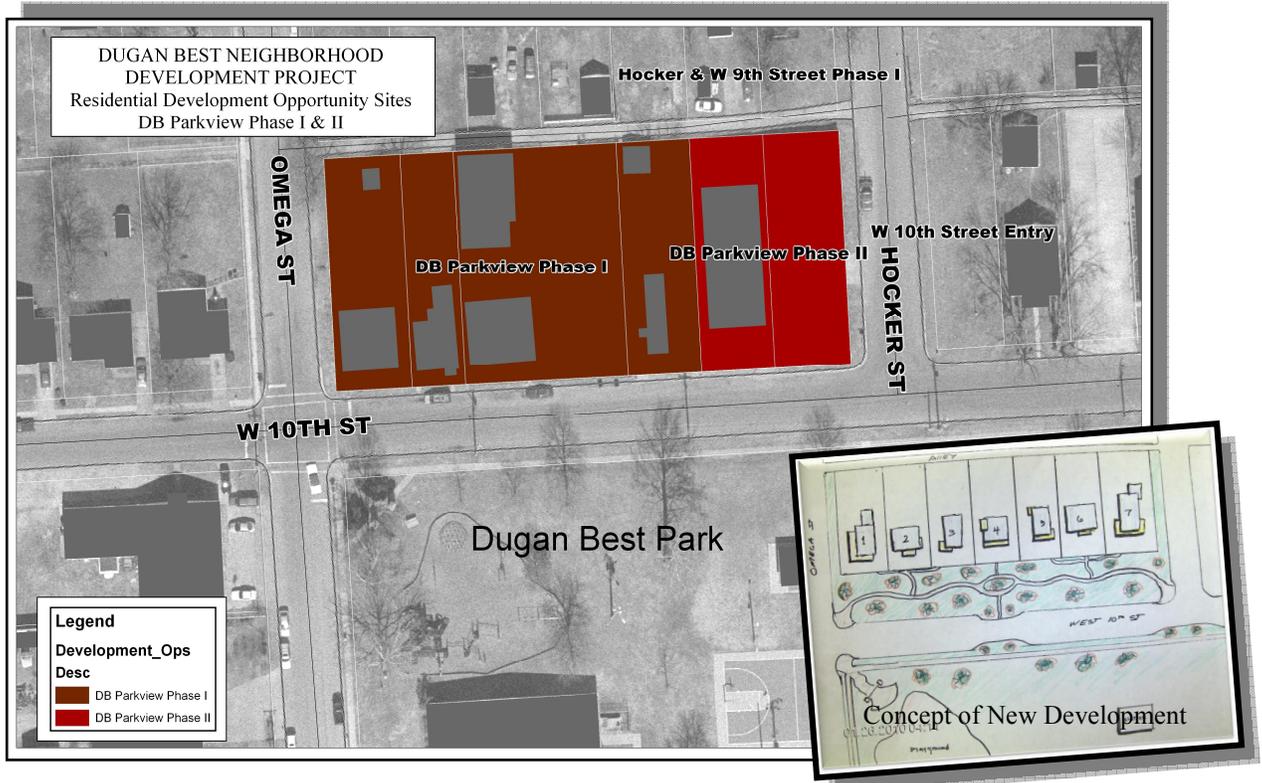
The majority of existing owners within the neighborhood are classified as low-income persons or families according to HUD guidelines. Property values for single-family homeowners average \$42,976 within the area. This low property value creates a situation in which it is difficult or impossible for owners to obtain loans for needed home improvements. When combined with the lack of disposable income, the barriers to neighborhood improvement and investment are becoming 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.

As noted earlier, the average value for single-family investment rental property is approximately \$11,000 less than single-family homeowner property. 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 that increase property values.

Parkview Development (Phase I & II)

An existing blighted condition exists directly south of the Mechanicsville Park and Recreational Center across West 10th Street (see Map 17). The majority of the property located within the block face is unsound and is in need of complete removal and new development. Phase I of the Parkview Development consists of existing rental property and Phase II consists of a commercial business located at the northwest intersection of West 10th Street and Hocker Street. This commercial business is not compatible with surrounding uses and will not be compatible with the redevelopment plan for this neighborhood. The location and placement of this block presents a significant opportunity to make dramatic change in the heart of the Mechanicsville Neighborhood.

Map 17 Mechanicsville Parkview Development Phase I & II



Parkview Development Phase I & II Recommended Actions:

1. Construct Parkview Development Phase I
 - a. Purchase needed properties for Parkview Development Phase I.

| | | |
|-------------|------------|-------------|
| • \$110,000 | CDBG Funds | 2009 - 2010 |
|-------------|------------|-------------|
 - b. Relocated tenants for Parkview Development Phase I.

| | | |
|------------|------------|-------------|
| • \$44,000 | CDBG Funds | 2009 - 2010 |
|------------|------------|-------------|
 - c. Demo structures for Parkview Development Phase I.

| | | |
|------------|------------|-------------|
| • \$36,500 | CDBG Funds | 2011 - 2012 |
|------------|------------|-------------|
 - d. Construct five (5) new Signature Homes upon Parkview Development Phase I.

| | | |
|-------------|-----------------|-------------|
| • \$200,000 | HOME Funds | 2011 - 2013 |
| • \$35,000 | CHDO/HOME Funds | 2011 - 2012 |

2. Construct Parkview Development Phase II
 - a. Purchase needed properties for Parkview Development Phase II.

| | | |
|------------|------------|-------------|
| • \$80,000 | CDBG Funds | 2011 - 2012 |
|------------|------------|-------------|
 - b. Relocated tenants for Parkview Development Phase II.

| | | |
|------------|------------|-------------|
| • \$20,000 | CDBG Funds | 2011 - 2012 |
|------------|------------|-------------|
 - c. Demo structures for Parkview Development Phase II.

| | | |
|------------|------------|-------------|
| • \$36,500 | CDBG Funds | 2011 - 2012 |
|------------|------------|-------------|
 - d. Construct two (2) new Signature Homes upon Parkview Development Phase II.

| | | |
|-------------|------------|-------------|
| • \$100,000 | HOME Funds | 2013 - 2014 |
|-------------|------------|-------------|

Homebuyer Programs

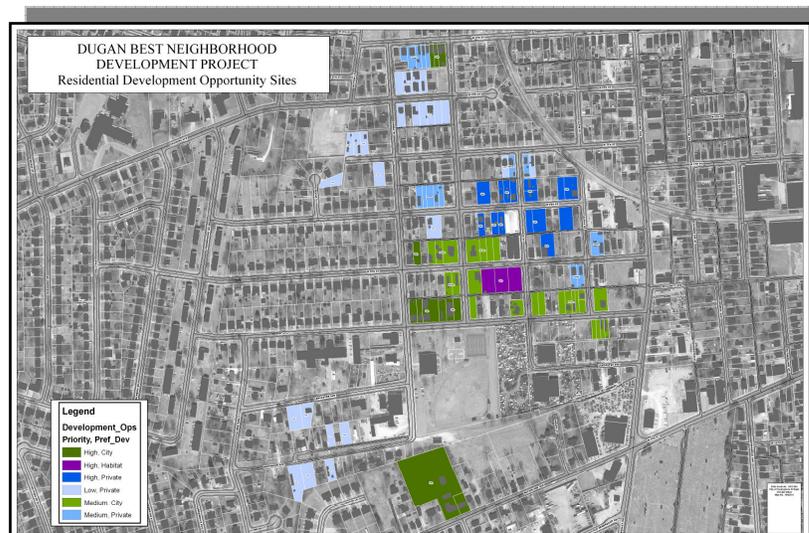
The City of Owensboro has a successful history in incentivizing private developers and contractors to construct high quality single family homes within older inner city neighborhoods. Incentives are necessary in order to make new housing construction a reality in these areas. The average valuation of a single family home located in the Mechanicsville Neighborhood is around \$42 per square foot, while the average cost to develop and construct a new home of similar size per square foot would be \$85 per square foot (includes lot). The Homebuyer Incentive Programs entice the private sector to develop and construct homes to the city’s specifications and sell them to low to moderate income homebuyers at a price (\$62 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 \$23 per square foot. The construction of many new high quality homes within the neighborhood over a four year period will significantly impact the values of existing quality single family homes. The potential exist for a total of 150 new people to move into the neighborhood over the next four years with the construction of 40 to 50 new homes.

Homebuyer Programs Recommended Actions:

1. Provide Homebuyer Program Incentives to private developers and non profits to construct twenty-four (24) new high quality homes within the neighborhood that will be sold to low to moderate income families and persons. Development Subsidy Grants will be made available giving higher priority and funding to potential development areas identified in the identified Residential Development Opportunity Areas (see Map 18).

| | | |
|-------------|-----------------|-------------|
| • \$275,000 | HOME Funds | 2010 - 2011 |
| • \$55,000 | CHDO/HOME Funds | 2010 – 2011 |
| • \$125,000 | HOME Funds | 2011 – 2012 |
| • \$225,000 | HOME Funds | 2013 – 2014 |
| • \$55,000 | CHDO/HOME Funds | 2012 – 2013 |
| • \$175,000 | HOME Funds | 2013 – 2014 |
| • \$55,000 | CHDO/HOME Funds | 2013 - 2014 |

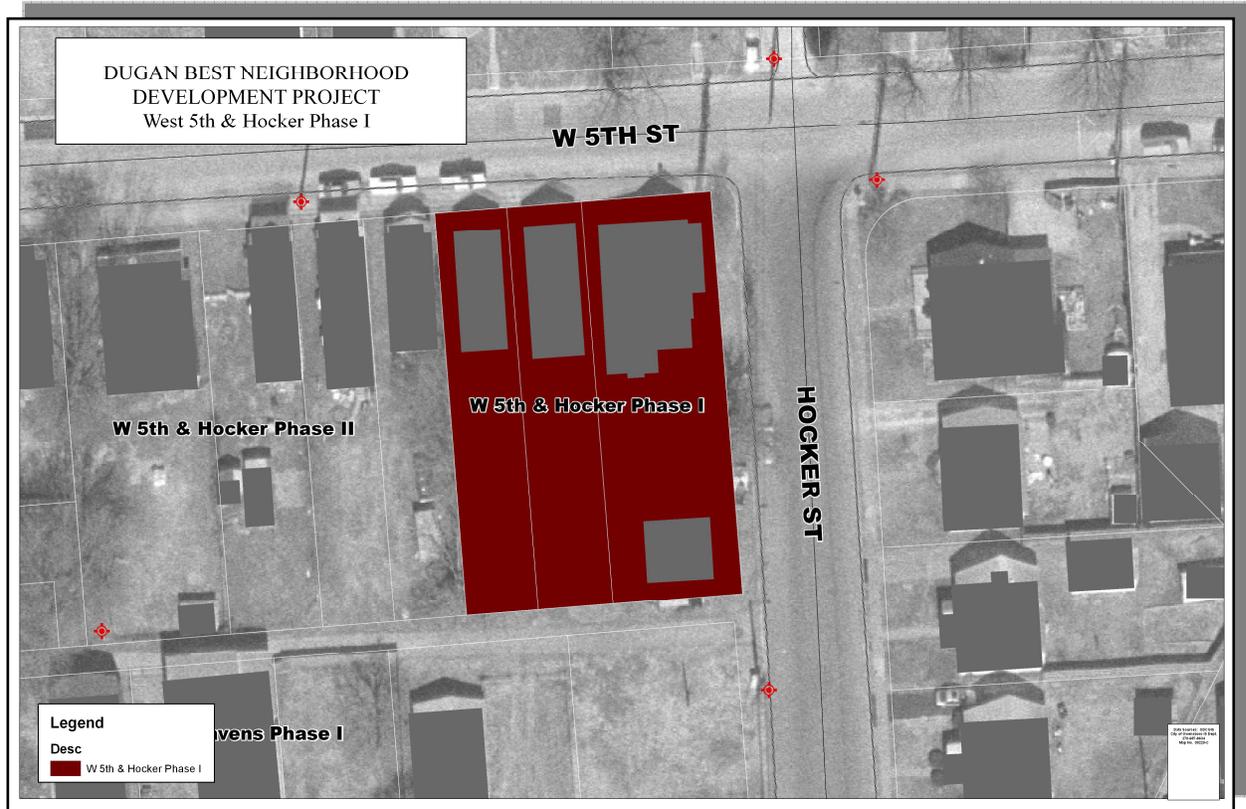
Map 18 Identified Residential Development Opportunity Areas



West 5th Street & Hocker Entry Block Development Phase I

The property located at the south west intersection of West 5th Street and Hocker Street is in a blighted and unsound condition (see Map 19). This is one of the main entry points into the Mechanicsville Neighborhood and has a significant impact on the visual perception of visitors to the neighborhood.

Map 19 West 5th Street & Hocker Entry Development Phase I



West 5th Street & Hocker Entry Block Development Phase I Recommended Actions:

1. Construct West 5th Street & Hocker Street Entry Block Development Phase I
 - a. Purchase needed properties for West 5th Street & Hocker Entry Block Development Phase I.

| | | |
|------------|------------|-------------|
| • \$72,000 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - b. Relocated tenants for West 5th Street & Hocker Entry Block Development Phase I.

| | | |
|------------|------------|-------------|
| • \$24,000 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - c. Demo structures for West 5th Street & Hocker Entry Block Development Phase I.

| | | |
|------------|------------|-------------|
| • \$21,000 | CDBG Funds | 2012 - 2013 |
|------------|------------|-------------|
 - d. Construct two (2) new Signature Homes upon West 5th Street & Hocker Entry Block Development Phase I.

| | | |
|------------|------------|-------------|
| • \$40,000 | HOME Funds | 2012 – 2013 |
| • \$40,000 | HOME Funds | 2013 - 2014 |

Housing Rehab Programs

Housing rehab programs offer opportunity for property owners to renovate existing single family homes within the defined Mechanicsville Neighborhood 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 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.

Housing Rehab Programs Recommended Actions:

1. Create a 90/10 Matching Existing Mechanicsville Homeowner Rehab Program. Provide eleven (11) matching grants, not to exceed \$13,500 for households making less than 30% of median income. Example: Exterior renovation cost \$15,000 (City pays for \$13,500 and Homeowner pays \$1,500).

| | | |
|------------|------------|-------------|
| • \$10,000 | CDBG Funds | 2009 – 2010 |
| • \$44,500 | CDBG Funds | 2010 – 2011 |
| • \$27,000 | CDBG Funds | 2011 – 2012 |
| • \$40,500 | CDBG Funds | 2012 – 2013 |
| • \$26,500 | CDBG Funds | 2013 – 2014 |

2. Create an 80/20 Matching Existing Mechanicsville Homeowner Rehab Program. Provide eight (8) matching grants, not to exceed \$12,000 for households making less than 50% of median income. Example: Exterior renovation cost \$15,000 (City pays for \$12,000 and Homeowner pays \$3,000).

| | | |
|------------|------------|-------------|
| • \$24,000 | CDBG Funds | 2011 – 2012 |
| • \$36,000 | CDBG Funds | 2012 – 2013 |
| • \$36,000 | CDBG Funds | 2013 – 2014 |

3. Create a 70/30 Matching Existing Mechanicsville Homeowner Rehab Program. Provide seven (7) matching grants, not to exceed \$10,500 for households making less than 80% of median income. Example: Exterior renovation cost \$15,000 (City pays for \$10,500 and Homeowner pays \$4,500).

| | | |
|------------|------------|-------------|
| • \$30,000 | CDBG Funds | 2011 – 2012 |
| • \$21,000 | CDBG Funds | 2012 – 2013 |
| • \$21,000 | CDBG Funds | 2013 – 2014 |

4. Create a 50/50 Matching Existing Mechanicsville Homeowner Rehab Program. Provide six (6) matching grants, not to exceed \$7,500 for households making less than 50% of median income. Example: Exterior renovation cost \$15,000 (City pays for \$7,500 and Homeowner pays \$7,500).

| | | |
|------------|------------|-------------|
| • \$7,500 | CDBG Funds | 2011 – 2012 |
| • \$7,500 | CDBG Funds | 2012 – 2013 |
| • \$30,000 | CDBG Funds | 2013 – 2014 |

5. Create a 50/50 Matching Existing Mechanicsville Rental Investment Rehab Program. Provide six (6) matching grants, not to exceed \$7,500 for households making less than 50% of median income. Example: Exterior renovation cost \$15,000 (City pays for \$7,500 and Homeowner pays \$7,500). These grants would only be for single family rental that have been rental for more than two (2) years.

| | | |
|------------|------------|-------------|
| • \$6,878 | CDBG Funds | 2012 – 2013 |
| • \$37,500 | CDBG Funds | 2013 – 2014 |

6. Create a 100% World Changers Volunteer Labor Existing Mechanicsville Homeowner Rehab Program. Provide twenty (20) grants to pay materials with labor provided by World Changers for households making less than 50% of median income. Example: Exterior renovation cost \$2,200 in materials (City pays for \$2,200, World Changers volunteers provide free labor and Homeowner pays \$0).

| | | |
|------------|------------|-------------|
| • \$20,000 | CDBG Funds | 2010 – 2011 |
| • \$30,000 | CDBG Funds | 2011 – 2012 |

Omega Street Extension Development

In order to extend Omega Street from where it dead ends near Westwood Avenue to connect to McFarland Avenue right of way will be purchased for the new street extension project. The configuration that the new street will take in order to line up with Washington Avenue will create opportunity for residential development on both the east and west sides (see Map 20). There could be as many as twelve new residential lots created along the extension. This new entryway into the neighborhood will provide an opportunity to create an attractive welcoming experience for residents and visitors. Great care should be taken to insure that the types of new homes that will be constructed and the way in which they are positioned on the lots will take advantage of this unique opportunity. It would be encourage that the Planned Unit Development (PUD) process be utilized in the planning approval process in order to make the best use of the available space.

Map 20 Omega Street Extension Residential Development



Omega Street Extension Development Recommended Actions:

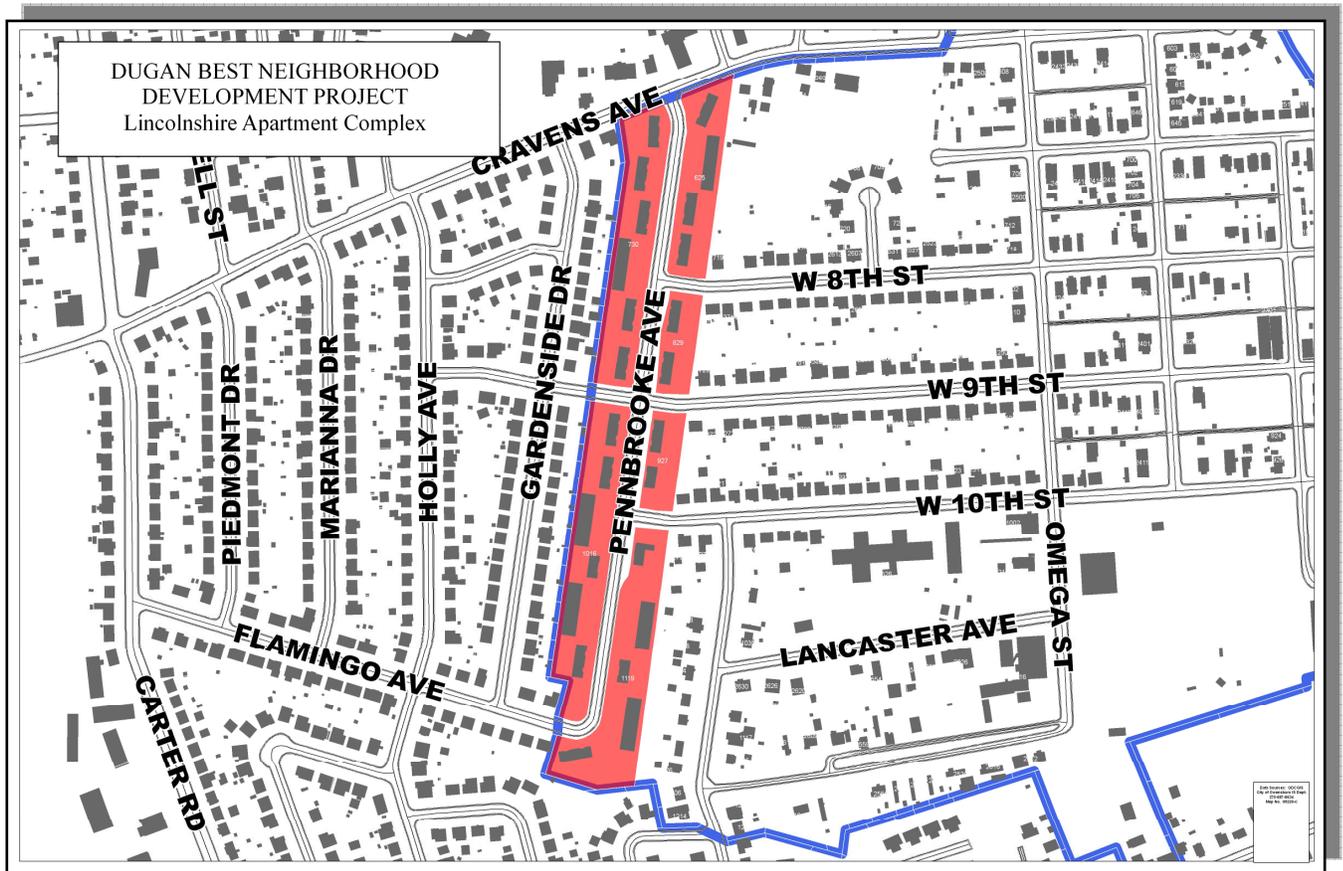
1. Partner with a Low Income Housing Tax Credit (LIHTC) Developer to construct twelve (12) new high quality single family homes upon this property. A Request for Proposals (RFP) would be placed upon the property in order to seek a private developer that could develop such a project. Home design and placement would require approval from the City and the development would use the lease option requirement that would allow however is living in the home in fifteen (15) years from now would have the opportunity to purchase it well below value.

| | | |
|-------|---------------|-------------|
| • \$0 | Private Funds | 2011 – 2013 |
|-------|---------------|-------------|

Lincolnshire Apartments Update

The 208 unit Lincolnshire subsidized Apartment Complex is operated by Audubon Area Community Services. The exterior of the units are in need of updating in order to increase curb appeal of the development. Currently there are several kids play areas in the development where play equipment has been removed or is in need of replacement. The complex currently has a 90% occupancy rate. This rental development on the far western boundary of the Mechanicsville Neighborhood has a significant impact on all of the surrounding neighborhoods (see Map 21). Significant improvements to the exterior of all of the units would generate a positive benefit for the current and future residents of Lincolnshire Apartments, surrounding single family structures, the greater neighborhood and Audubon Area Community Services.

Map 21 Lincolnshire Apartment Complex



Lincolnshire Apartments Update Recommended Actions:

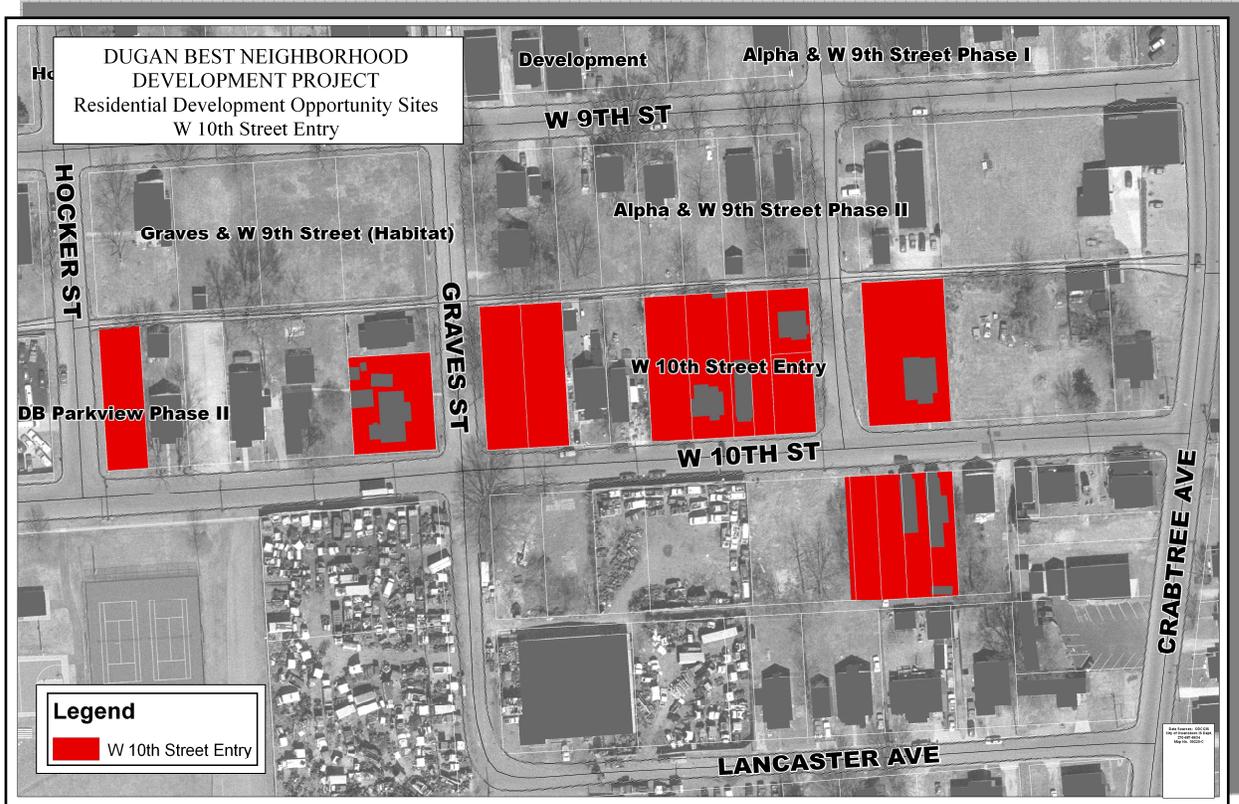
1. Work with Audubon Area Community Services to encourage them to invest in the exterior renovation of all of the buildings in the complex.

| | | |
|-------|------------|-------------|
| • \$0 | AACs Funds | 2010 – 2014 |
|-------|------------|-------------|

West 10th Street Entry Development

West 10th Street from Crabtree Avenue to Omega Street is one of the main entryways into the Mechanicsville Neighborhood. As someone travels on this portion of West 10th Street they encounter unsound housing, auto salvage yard, large junked vehicles, metal fencing and general disinvestment. There are several key properties located along West 10th Street that have potential for transformation (see Map 22). The disinvestment within this area of the Mechanicsville Neighborhood can be contributed to the proximity of the auto salvage yard. Improvements within this Plan will soften those negative impacts of the auto salvage yard and create the possibility of transforming this portion of West 10th Street into a highly desirable place to live.

Map 22 West 10th Street Entry Development



West 10th Street Entry Development Recommended Actions:

1. Construct West 10th Street Entry Development.
 - a. Purchase properties for West 10th Street Entry Development.

| | | |
|-------|------------|---|
| • \$0 | Not Funded | – |
|-------|------------|---|
 - b. Relocate tenants for West 10th Street Entry Development.

| | | |
|-------|------------|---|
| • \$0 | Not Funded | – |
|-------|------------|---|
 - c. Demo all properties purchased for West 10th Street Entry Development.

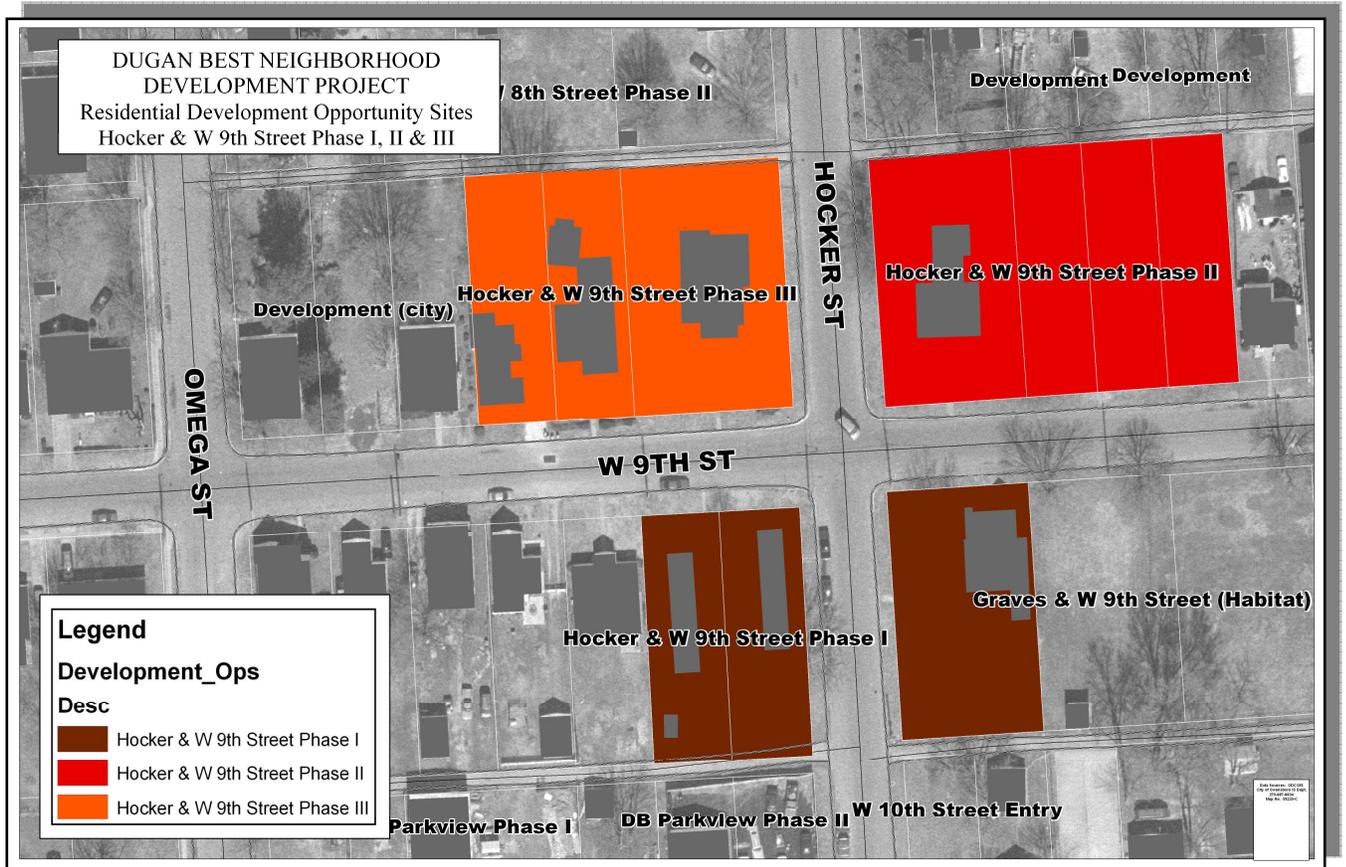
| | | |
|-------|------------|---|
| • \$0 | Not Funded | – |
|-------|------------|---|
 - d. Construct ten (10) new homes for West 10th Street Entry Development.

| | | |
|-------|------------|---|
| • \$0 | Not Funded | – |
|-------|------------|---|

Hocker Street & West 9th Street Development (Phase I, II & III)

Several areas have been identified as potential residential development sites within the Mechanicsville Neighborhood. The Intersection of Hocker Street & West 9th Street is an extremely important location within the heart of the neighborhood (see Map 23). The removal of several unsound rental properties and the construction of new high quality single family home will have a positive impact in the surrounding blocks.

Map 23 Hocker Street & West 9th Development Phase I, II & III



Hocker Street & West 9th Street Development Phase I, I & III Recommended Actions:

1. Construct Hocker Street & West 9th Street Development Phase I
 - a. Purchase needed properties for Parkview Development Phase I.

 - \$0 Not Funded -

 - b. Relocated tenants for Hocker Street & West 9th Street Development Phase I.

 - \$0 Not Funded -

 - c. Demo structures for Hocker Street & West 9th Street Development Phase I.

 - \$0 Not Funded -

 - d. Construct five (5) new Signature Homes upon Hocker Street & West 9th Street Development Phase I.

 - \$0 Not Funded -

2. Construct Hocker Street & West 9th Street Development Phase II
 - a. Purchase needed properties for Hocker Street & West 9th Street Development Phase II.

 - \$0 Not Funded -

 - b. Relocated tenants for Hocker Street & West 9th Street Development Phase II.

 - \$0 Not Funded -

 - c. Demo structures for Hocker Street & West 9th Street Development Phase II.

 - \$0 Not Funded -

 - d. Construct two (2) new Signature Homes upon Hocker Street & West 9th Street Development Phase II.

 - \$0 Not Funded -

3. Construct Hocker Street & West 9th Street Development Phase III
 - a. Purchase needed properties for Hocker Street & West 9th Street Development Phase III.

 - \$0 Not Funded -

 - b. Relocated tenants for Hocker Street & West 9th Street Development Phase III.

 - \$0 Not Funded -

 - c. Demo structures for Hocker Street & West 9th Street Development Phase III.

 - \$0 Not Funded -

 - d. Construct two (2) new Signature Homes upon Hocker Street & West 9th Street Development Phase III.

 - \$0 Not Funded -

Mechanicsville

Neighborhood Redevelopment Plan

Potential Residential Development Opportunities

There is a great deal of potential opportunity for new home construction within the Mechanicsville Neighborhood. This Plan has identified a total of 103 new homes that could be constructed within Development Opportunity Sites identified (see Map 24). These areas have been categorized into potential developer (City, Habitat or Private) type and priority (high, medium and low). The estimated number of new homes that will be constructed within the neighborhood with assistance from the City Housing Programs over the next four (4) years will be 45. In order to encourage the high priority sites to develop in advance of lower priority sites, incentives will be increased for high priority development sites. There may be large sites that are not currently identified within this Plan that could become available and would be considered on a case by case basis for residential development sites. As can be seen on the Residential Development Opportunity Sites Map, the east portion of the neighborhood has the greatest opportunity for significant transformation to occur. There are twelve (12) identified Development Opportunity Sites and 18 individual single lot development opportunities sites that have been identified. The following is a detailed listing of each Residential Development Opportunity Site:

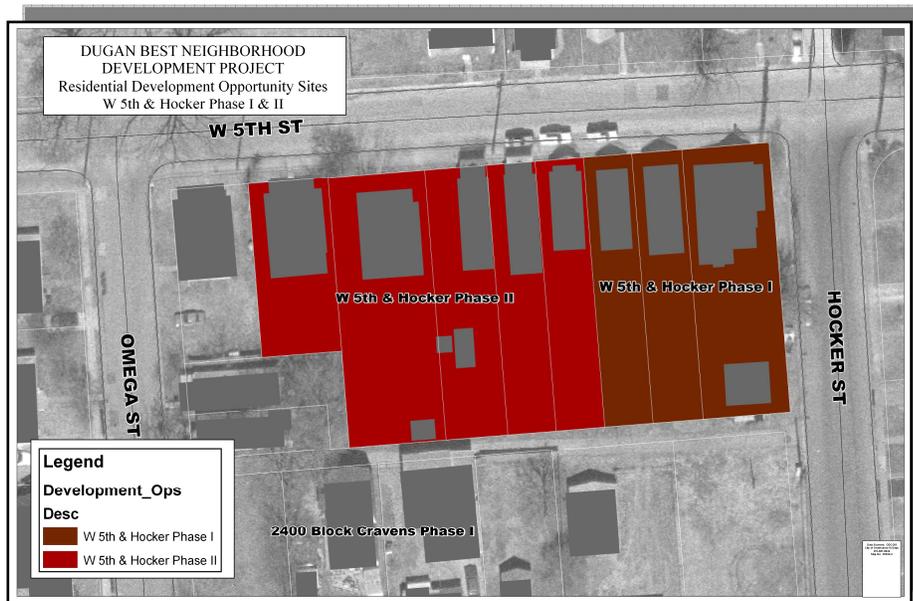
Map 24 Mechanicsville Neighborhood Residential Development Opportunity Sites



West 5th Street & Hocker Street Entryway Phase I, II & III

| W 5th & Hocker Entryway Phase I | | | | | | | | | | |
|--------------------------------------|---------------|-----------------|------------|--------------|-----------------|-------------------|------------------|-----------------|-------------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 500 Hocker St | Aug-70 | \$ - | 1905 | 1,332 | \$ 24,000 | \$ 30,000 | \$ - | \$ 9,000 | \$ 39,000 | |
| 2404 W 5th St | Jun-88 | \$ - | 1925 | 692 | \$ 20,300 | \$ 22,000 | \$ 12,000 | \$ 6,000 | \$ 40,000 | |
| 2408 W 5th St | Mar-98 | \$6,300 | 1925 | 448 | \$ 9,000 | \$ 20,000 | \$ 12,000 | \$ 6,000 | \$ 38,000 | |
| HIGH CITY | Totals | \$6,300 | | 2,472 | \$53,300 | \$ 72,000 | \$ 24,000 | \$21,000 | \$ 117,000 | 2 |
| W 5th & Hocker Entryway Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| (O) 2410 W 5th St | Jul-06 | \$32,000 | 1925 | 546 | \$ 32,000 | \$ 32,000 | \$ 15,000 | \$ 6,000 | \$ 53,000 | |
| 2412 W 5th St | Aug-89 | \$5,000 | 1925 | 652 | \$ 15,000 | \$ 30,000 | \$ 12,000 | \$ 6,000 | \$ 48,000 | |
| 2414 W 5th St | Jul-00 | \$10,500 | 1939 | 540 | \$ 15,000 | \$ 21,000 | \$ 12,000 | \$ 6,000 | \$ 39,000 | |
| (O) 2416 W 5th St | Feb-08 | \$17,300 | 1942 | 1,080 | \$ 17,300 | \$ 25,000 | \$ 15,000 | \$ 9,000 | \$ 49,000 | |
| 2426 W 5th St | Jan-04 | \$10,000 | 0 | 0 | \$ 10,000 | \$ 15,000 | \$ - | \$ - | \$ 15,000 | |
| MEDIUM PRIVATE | Totals | \$74,800 | | 2,818 | \$89,300 | \$ 123,000 | \$ 54,000 | \$27,000 | \$ 204,000 | 3 |
| W 5th & Hocker Entryway Phase I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$81,100 | | 5,290 | 142,600 | 195,000 | 78,000 | 48,000 | 321,000 | |

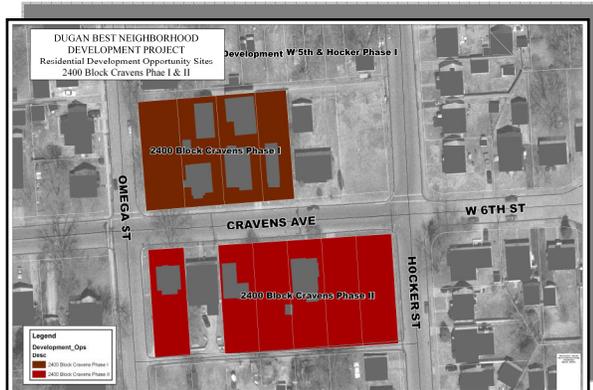
Map 25 West 5th & Hocker Entryway Phase I & II



2400 Block Cravens Avenue Phase I & II

| 2400 Block Cravens Ave Phase I | | | | | | | | | | |
|-------------------------------------|---------------|-----------------|------------|--------------|-------------------|-------------------|------------------|------------------|-------------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2435 Cravens Ave | Jul-93 | \$ - | 0 | 0 | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | |
| (O) 2429 Cravens Ave | Apr-93 | \$4,500 | 1935 | 671 | \$ 25,300 | \$ 30,000 | \$ 15,000 | \$ 12,000 | \$ 57,000 | |
| 2427 Cravens Ave | May-98 | \$ - | 1938 | 1,230 | \$ 40,000 | \$ 40,000 | \$ 20,000 | \$ 20,000 | \$ 80,000 | |
| 2409 Cravens Ave (2-MH) | Mar-89 | \$ - | 0 | 0 | \$ 26,700 | \$ 30,000 | \$ 12,000 | \$ 12,000 | \$ 54,000 | |
| LOW PRIVATE | Totals | \$4,500 | | 1,901 | \$ 97,000 | \$ 112,000 | \$ 47,000 | \$ 44,000 | \$ 203,000 | 4 |
| 2400 Block Cravens Ave Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2400 Cravens Ave | May-94 | \$ - | 0 | 0 | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | |
| 2404 Cravens Ave | May-94 | \$ - | 0 | 0 | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | |
| (V-O) 2414 Cravens Ave | Oct-07 | \$ - | 0 | 0 | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | |
| (O) 2422 Cravens Ave | Oct-07 | \$ - | 1910 | 1,148 | \$ 22,400 | \$ 28,000 | \$ 15,000 | \$ 8,000 | \$ 51,000 | |
| 2430 Cravens Ave | Jun-83 | \$ - | 1915 | 960 | \$ 19,400 | \$ 23,000 | \$ 12,000 | \$ 7,000 | \$ 42,000 | |
| 2434 Cravens Ave | Nov-90 | \$12,000 | 1945 | 832 | \$ 25,800 | \$ 30,000 | \$ 12,000 | \$ 7,000 | \$ 49,000 | |
| LOW PRIVATE | Totals | \$12,000 | | 2,940 | \$ 82,600 | \$ 117,000 | \$ 39,000 | \$ 22,000 | \$ 178,000 | 6 |
| 2400 Block Cravens Ave Phase I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$16,500 | | 4,841 | \$ 179,600 | \$ 229,000 | \$ 86,000 | \$ 66,000 | \$ 381,000 | |

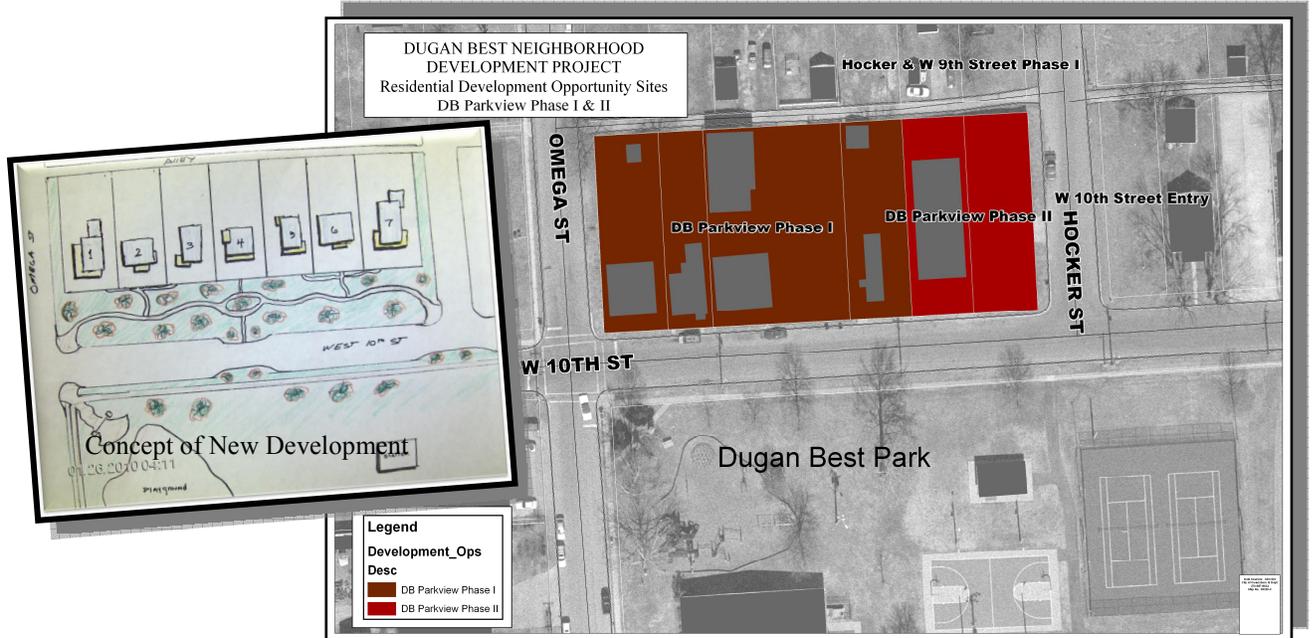
Map 26 2400 Block of Cravens Avenue Phase I & II



Mechanicsville Parkview along West 10th Street Phase I & II

| Dugan Best Parkview along W 10th Signature Development Phase I | | | | | | | | | | |
|---|---------------|----------|------------|-------|------------|-----------------|-----------|-----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2425 W 10th St | Feb-99 | \$6,000 | 1957 | 1,050 | \$25,000 | \$ 30,000 | \$ 12,000 | \$ 10,000 | \$ 52,000 | |
| 2413 W 10th St | Sep-06 | \$3,500 | 0 | 0 | \$ 4,000 | \$ 10,000 | \$ - | \$ 1,500 | \$ 11,500 | |
| 2419 W 10th St | Dec-94 | \$16,841 | 1940 | 1,564 | \$39,200 | \$ 50,000 | \$ 12,000 | \$ 15,000 | \$ 77,000 | |
| 2413 W 10th St | Mar-06 | \$10,000 | 0 | 0 | \$ 10,000 | \$ 20,000 | \$ 20,000 | \$ 10,000 | \$ 50,000 | |
| HIGH CITY | Totals | \$36,341 | | 2,614 | \$ 78,200 | \$ 110,000 | \$ 44,000 | \$ 36,500 | \$ 190,500 | 5 |
| Dugan Best Parkview along W 10th Signature Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2411 W 10th St | Sep-02 | \$ - | 1971 | 2,805 | \$ 45,000 | \$ 60,000 | \$ 20,000 | \$ 15,000 | \$ 95,000 | |
| 2411 W 10th St | Sep-02 | \$ - | 0 | 0 | \$ 10,000 | \$ 20,000 | \$ - | \$ 10,000 | \$ 30,000 | |
| HIGH CITY | Totals | \$ - | | 2,805 | \$ 55,000 | \$ 80,000 | \$ 20,000 | \$ 25,000 | \$ 125,000 | 2 |
| Dugan Best Parkview along W 10th Signature Development Phase I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$36,341 | | 5,419 | \$ 133,200 | \$ 190,000 | \$ 64,000 | \$ 61,500 | \$ 315,500 | |

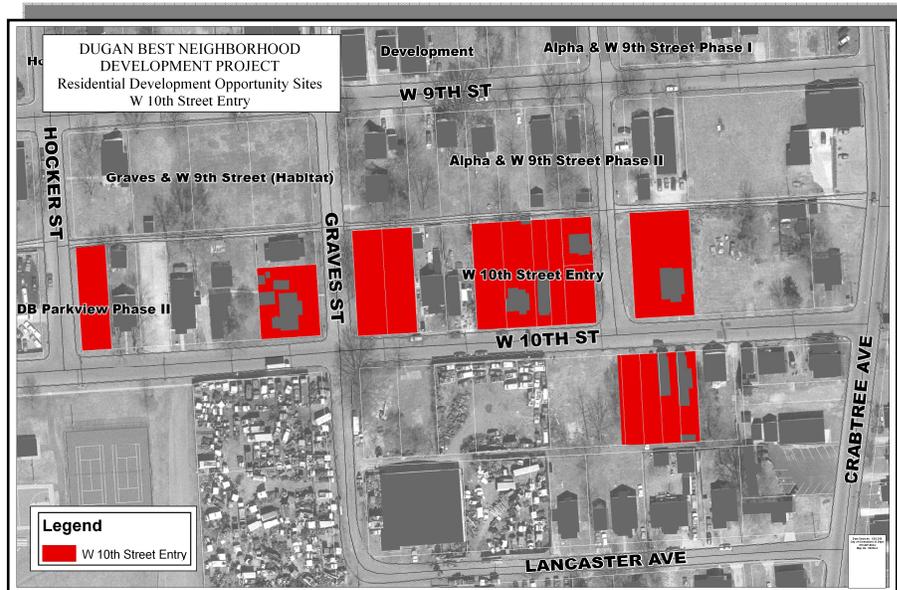
Map 27 Mechanicsville Parkview along West 10th Street Phase I & II



West 10th Street Entry

| W 10th Street Entry Development | | | | | | | | | | |
|---------------------------------|---------------|------------------|------------|--------------|------------------|-------------------|------------------|-----------------|-------------------|-----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2331 W 10th St | May-00 | \$45,000 | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| 926 Graves St | May-04 | \$20,000 | 1985 | 672 | \$ 20,000 | \$ 25,000 | \$10,000 | \$ 5,000 | \$ 40,000 | |
| 2231 W 10th St | Nov-71 | \$5,000 | | | \$ 5,000 | \$ 7,000 | \$ - | \$ - | \$ 7,000 | |
| 2229 W 10th St | Nov-71 | \$5,000 | | | \$ 5,000 | \$ 7,000 | \$ - | \$ - | \$ 7,000 | |
| 2211 W 10th St | Mar-07 | \$ 500 | | | \$ 6,400 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| 2205 W 10th St | Mar-99 | \$1,350 | | | 1,350 | \$ 3,000 | \$ - | \$ - | \$ 3,000 | |
| 2203 W 10th St | Jan-92 | \$ - | | | \$ 5,000 | \$ 7,000 | \$ - | \$ - | \$ 7,000 | |
| 2017 W 10th St | Oct-01 | \$19,000 | 1906 | 960 | \$38,500 | \$ 30,000 | \$10,000 | \$ 7,000 | \$ 47,000 | |
| 2018 W 10th St | Dec-91 | \$ - | 1925 | 1,052 | \$ 6,000 | \$ 12,000 | \$10,000 | \$ 7,000 | \$ 29,000 | |
| (O) 2020 W 10th St | Mar-85 | \$5,000 | 1930 | 840 | \$ 6,000 | \$ 12,000 | \$10,000 | \$ 6,000 | \$ 28,000 | |
| 2026 W 10th | Apr-82 | \$ - | | | \$ 4,000 | \$ 6,000 | \$ - | \$ - | \$ 6,000 | |
| 2034 W 10th | Mar-92 | \$5,000 | | | \$ 4,000 | \$ 6,000 | \$ - | \$ - | \$ 6,000 | |
| 926 Alpha St | Jan-92 | \$ - | 1935 | 645 | \$23,700 | \$ 28,000 | \$10,000 | \$ 5,000 | \$ 43,000 | |
| 2209 W 10th St | Apr-76 | \$ - | 1900 | 716 | \$25,800 | \$ 30,000 | \$10,000 | \$ 6,000 | \$ 46,000 | |
| 2207 W 10th St | Jul-94 | \$5,000 | 1916 | 728 | \$ 6,000 | \$ 15,000 | \$10,000 | \$ 6,000 | \$ 31,000 | |
| MEDIUM CITY | Totals | \$110,850 | | 5,613 | \$161,750 | \$ 204,000 | \$ 70,000 | \$42,000 | \$ 316,000 | 10 |

Map 28 West 10th Street Entryway Developments



Hocker Street & West 9th Street Phase I, II & III

| Hocker & West 9th Street Development Phase I | | | | | | | | | | |
|--|---------------|-----------------|------------|---------------|------------------|------------------|-----------------|-----------------|------------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2326 W 9th St | Mar-98 | \$18,500 | 1907 | 1,316 | \$40,000 | \$30,000 | \$10,000 | \$8,000 | \$48,000 | |
| 2402 W 9th St | Oct-04 | \$8,500 | 1972 mh | 980 | \$15,700 | \$16,000 | \$10,000 | \$5,000 | \$31,000 | |
| 2404 W 9th St | Nov-83 | \$ - | 1980 mh | 980 | \$11,500 | \$16,000 | \$10,000 | \$5,000 | \$31,000 | |
| MEDIUM CITY | Totals | \$27,000 | | 3,276 | \$67,200 | \$62,000 | \$30,000 | \$18,000 | \$110,000 | 4 |
| Hocker & West 9th Street Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2329 W 9th St | 0 | \$ - | 1957 | 952 | \$40,000 | \$30,000 | \$ - | \$8,000 | \$38,000 | |
| 2321 W 9th St | Jul-84 | \$ - | | | \$5,000 | \$8,000 | \$ - | \$ - | \$8,000 | |
| 2319 W 9th St | Feb-98 | \$6,500 | | | \$6,500 | \$8,000 | \$ - | \$ - | \$8,000 | |
| 2317 W 9th St | Aug-96 | \$ - | | | \$17,600 | \$8,000 | \$ - | \$ - | \$8,000 | |
| MEDIUM CITY | Totals | \$6,500 | | 952 | \$69,100 | \$54,000 | \$ - | \$8,000 | \$62,000 | 5 |
| Hocker & West 9th Street Development Phase III | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2417 W 9th St | May-04 | \$18,000 | 1925 | 808 | \$28,400 | \$22,000 | \$ - | \$6,000 | \$28,000 | |
| 2411 W 9th St | Sep-05 | \$ - | 1963 | 1,248 | \$50,400 | \$40,000 | \$10,000 | \$8,000 | \$58,000 | |
| 2401 W 9th St | Jul-89 | \$19,100 | 1949 | 1,992 | \$44,900 | \$45,000 | \$10,000 | \$11,000 | \$66,000 | |
| MEDIUM CITY | Totals | \$37,100 | | 4,048 | \$123,700 | \$107,000 | \$20,000 | \$25,000 | \$152,000 | 4 |
| Hocker & West 9th Street Development Phase I, II & III | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$70,600 | | 10,000 | \$260,000 | \$223,000 | \$50,000 | \$51,000 | \$324,000 | |

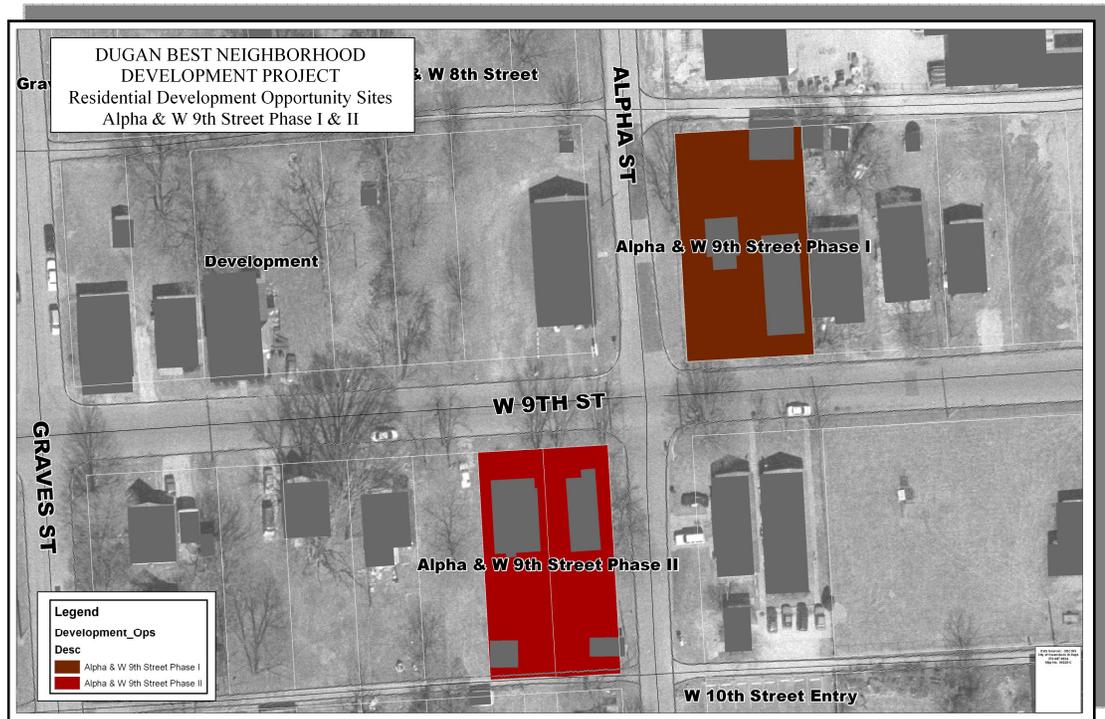
Map 29 Hocker & West 9th Street Development Phase I, II & III



Alpha Street & West 9th Street Phase I & II

| Alpha & W 9th Street Development Phase I | | | | | | | | | | |
|---|---------------|----------|------------|-------|-----------|-----------------|-----------|----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2025 W 9th St | Mar-00 | \$23,000 | | | \$ 8,618 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | |
| MEDIUM PRIVATE | <i>Totals</i> | \$23,000 | | 0 | \$ 8,618 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| Alpha & W 9th Street Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2210 W 9th St | Jul-84 | \$4,000 | 1896 | 672 | \$15,100 | \$ 15,100 | \$ 10,000 | \$ 6,000 | \$ 31,100 | |
| 2214 W 9th St | Jul-84 | \$9,300 | 1920 | 883 | \$18,200 | \$ 18,200 | \$ 10,000 | \$ 7,000 | \$ 35,200 | |
| MEDIUM PRIVATE | <i>Totals</i> | \$13,300 | | 1,555 | \$33,300 | \$ 33,300 | \$ 20,000 | \$13,000 | \$ 66,300 | 2 |
| Alpha & W 9th Street Development Phase I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | <i>Totals</i> | \$36,300 | | 1,555 | 41,918 | 45,300 | 20,000 | 13,000 | 78,300 | |

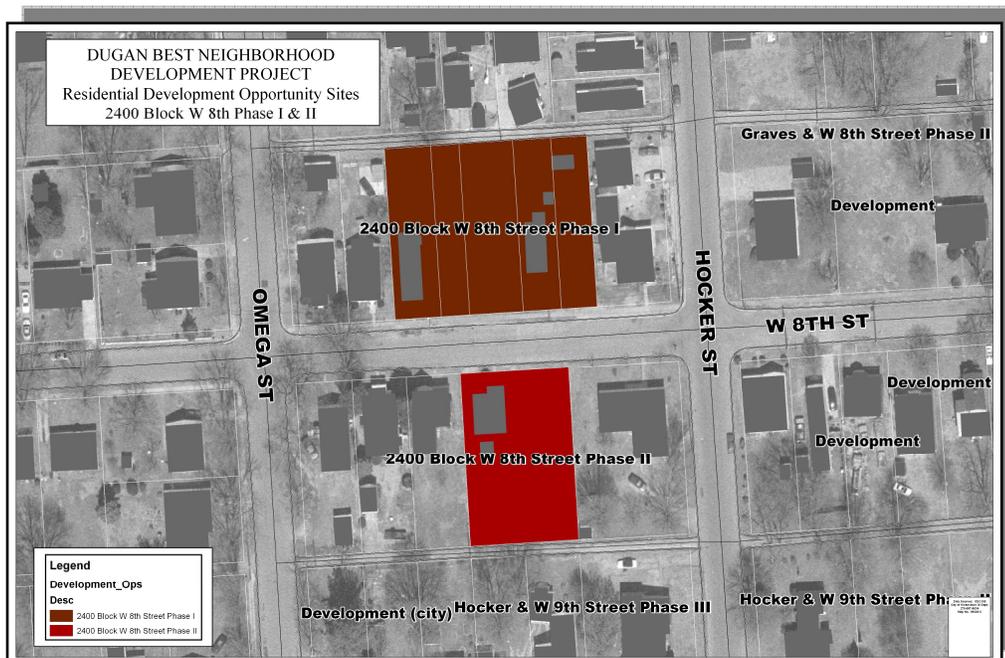
Map 30 Alpha Street Development Phase I & II



2400 Block of West 8th Street Phase I & II

| 2400 Block of W 8th Street Development Phase I | | | | | | | | | | |
|--|---------------|----------|------------|-------|-----------|-----------------|-----------|----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2421 W 8th St | Oct-07 | \$ - | 1936 | 728 | \$ 15,900 | \$ 18,000 | \$ 10,000 | \$ 7,000 | \$ 35,000 | |
| 2419 W 8th St | Mar-76 | \$ - | | | \$ 8,000 | \$ 10,000 | | | \$ 10,000 | |
| 2411 W 8th St | Jul-84 | \$7,750 | 1951 | 596 | \$ 13,900 | \$ 17,000 | \$ 10,000 | \$ 6,000 | \$ 33,000 | |
| 2407 W 8th St | May-79 | \$ - | | | \$ 4,000 | \$ 5,000 | | | \$ 5,000 | |
| MEDIUM PRIVATE | <i>Totals</i> | \$7,750 | | 1,324 | \$41,800 | \$ 50,000 | \$ 20,000 | \$13,000 | \$ 83,000 | 4 |
| 2400 Block of W 8th Street Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2412 W 8th St | | \$ - | 1915 | 728 | \$ 15,000 | \$ 20,000 | \$ 10,000 | \$ 7,000 | \$ 37,000 | |
| LOW PRIVATE | <i>Totals</i> | \$ - | | 728 | \$ 15,000 | \$ 20,000 | \$ 10,000 | \$ 7,000 | \$ 37,000 | 1 |
| 2400 Block of W 8th Street Development Phases I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | <i>Totals</i> | \$7,750 | | 2,052 | 56,800 | 70,000 | 30,000 | 20,000 | 120,000 | |

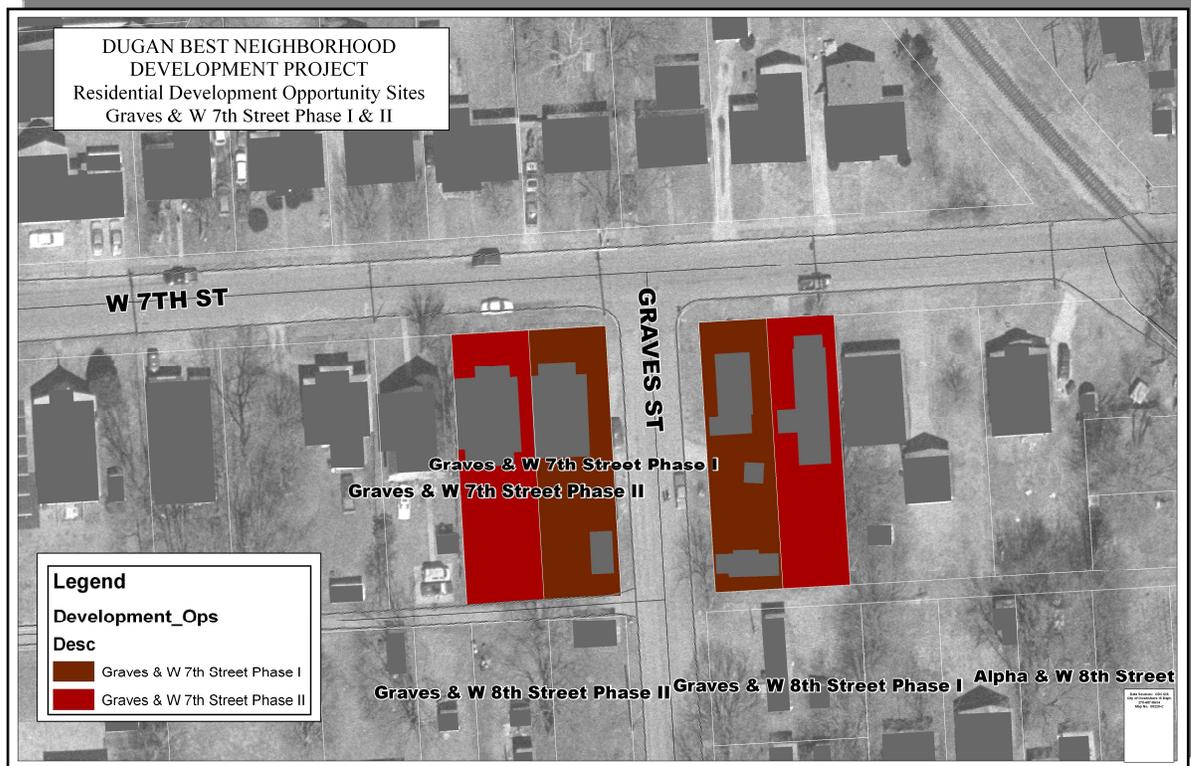
Map 31 2400 Block of West 8th Street Development Phase I & II



Graves Street & West 7th Street Phase I & II

| Graves & W 7th Street Development Phase I | | | | | | | | | | |
|--|---------------|----------|------------|-------|-----------|-----------------|-----------|----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2300 W 7th St | Nov-87 | \$19,000 | 1948 | 1,176 | \$28,500 | \$ 30,000 | \$ 10,000 | \$ 8,000 | \$ 48,000 | |
| 2228 W 7th St | Jun-06 | \$ - | 1927 | 656 | \$14,000 | \$ 15,000 | \$ 10,000 | \$ 6,000 | \$ 31,000 | |
| MEDIUM PRIVATE | Totals | \$19,000 | | 1,832 | \$42,500 | \$ 45,000 | \$ 20,000 | \$14,000 | \$ 79,000 | 2 |
| Graves & W 7th Street Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2304 W 7th St | Jul-97 | \$20,000 | 1948 | 1,376 | \$25,600 | \$ 26,000 | \$ 10,000 | \$ 8,000 | \$ 44,000 | |
| 2226 W 7th St | May-98 | \$10,100 | 1940 | 812 | \$21,200 | \$ 20,000 | \$ 10,000 | \$ 7,000 | \$ 37,000 | |
| LOW PRIVATE | Totals | \$30,100 | | 2,188 | \$46,800 | \$ 46,000 | \$ 20,000 | \$15,000 | \$ 81,000 | 2 |
| Graves & W 7th Street Development Phase I & II | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$49,100 | | 4,020 | 89,300 | 91,000 | 40,000 | 29,000 | 160,000 | |

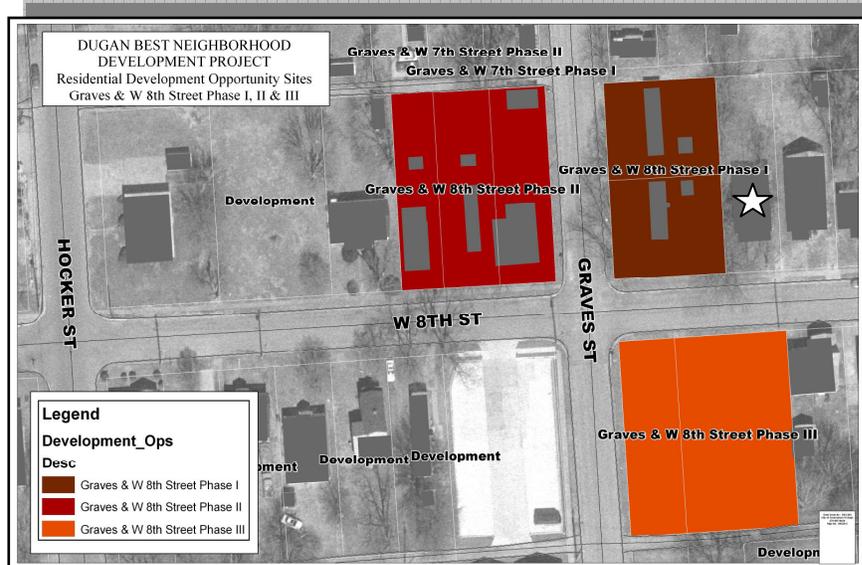
Map 32 Graves & West 7th Street Development Phase I & II



Graves Street & West 8th Street Phase I, II & III

| Graves & W 8th Street Development Phase I | | | | | | | | | | |
|---|---------------|----------|------------|-------|-----------|-----------------|-----------|-----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 719 Graves Ave | | \$ - | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| 715 Graves Ave | Apr-87 | \$1,000 | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| HIGH PRIVATE | Totals | \$1,000 | | 0 | \$10,000 | \$ 16,000 | \$ - | \$ - | \$ 16,000 | 2 |
| Graves & W 8th Street Development Phase II | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2301 W 8th St | May-04 | \$ - | 1938 | 951 | \$ 24,000 | \$ 15,000 | \$ 10,000 | \$ 8,000 | \$ 33,000 | |
| 2305-07 W 8th St | Dec-81 | \$ - | | | \$ 6,000 | \$ 7,000 | \$ - | \$ 1,000 | \$ 8,000 | |
| 2309 W 8th St | | \$ - | 1925 | 688 | \$ 14,300 | \$ 15,000 | \$ 10,000 | \$ 6,000 | \$ 31,000 | |
| HIGH PRIVATE | Totals | \$ - | | 1,639 | \$ 44,300 | \$ 37,000 | \$ 20,000 | \$ 15,000 | \$ 72,000 | 3 |
| Graves & W 8th Street Development Phase III | | | | | | | | | | |
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2222 W 8th St | Dec-83 | \$ - | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| 2220 W 8th St | Apr-91 | \$ - | | | \$ 8,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| HIGH PRIVATE | Totals | \$ - | | 0 | \$ 13,000 | \$ 18,000 | \$ - | \$ - | \$ 18,000 | 3 |
| Graves & W 8th Street Development Phase I, II & III | | | | | | | | | | |
| | | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | |
| | Totals | \$1,000 | | 3,278 | \$ 67,300 | \$ 71,000 | \$ 20,000 | \$ 15,000 | \$ 106,000 | |

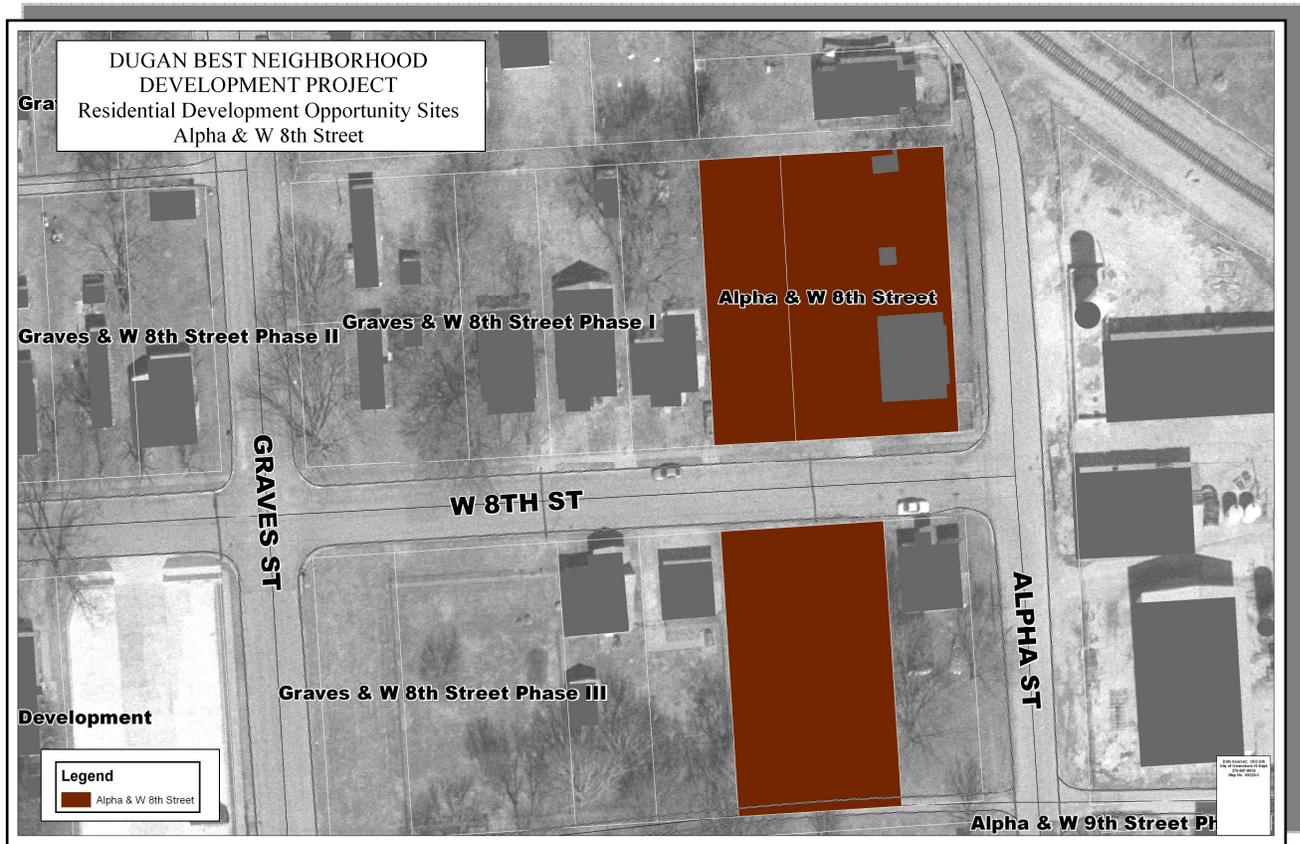
Map 33 Graves & West 8th Street Development Phase I, II & III



Alpha Street & West 8th Street

| Alpha & W 8th Street Development | | | | | | | | | | |
|----------------------------------|---------------|----------|------------|------|-----------|-----------------|----------|----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2113 W 8th St | Aug-91 | \$ - | | | \$ 8,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| 2223 W 8th St | Aug-91 | \$1,800 | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | |
| 2200 W 8th St | Jun-00 | | | | \$ 8,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| HIGH PRIVATE | <i>Totals</i> | \$1,800 | | 0 | \$21,000 | \$ 28,000 | \$ - | \$ - | \$ 28,000 | 3 |

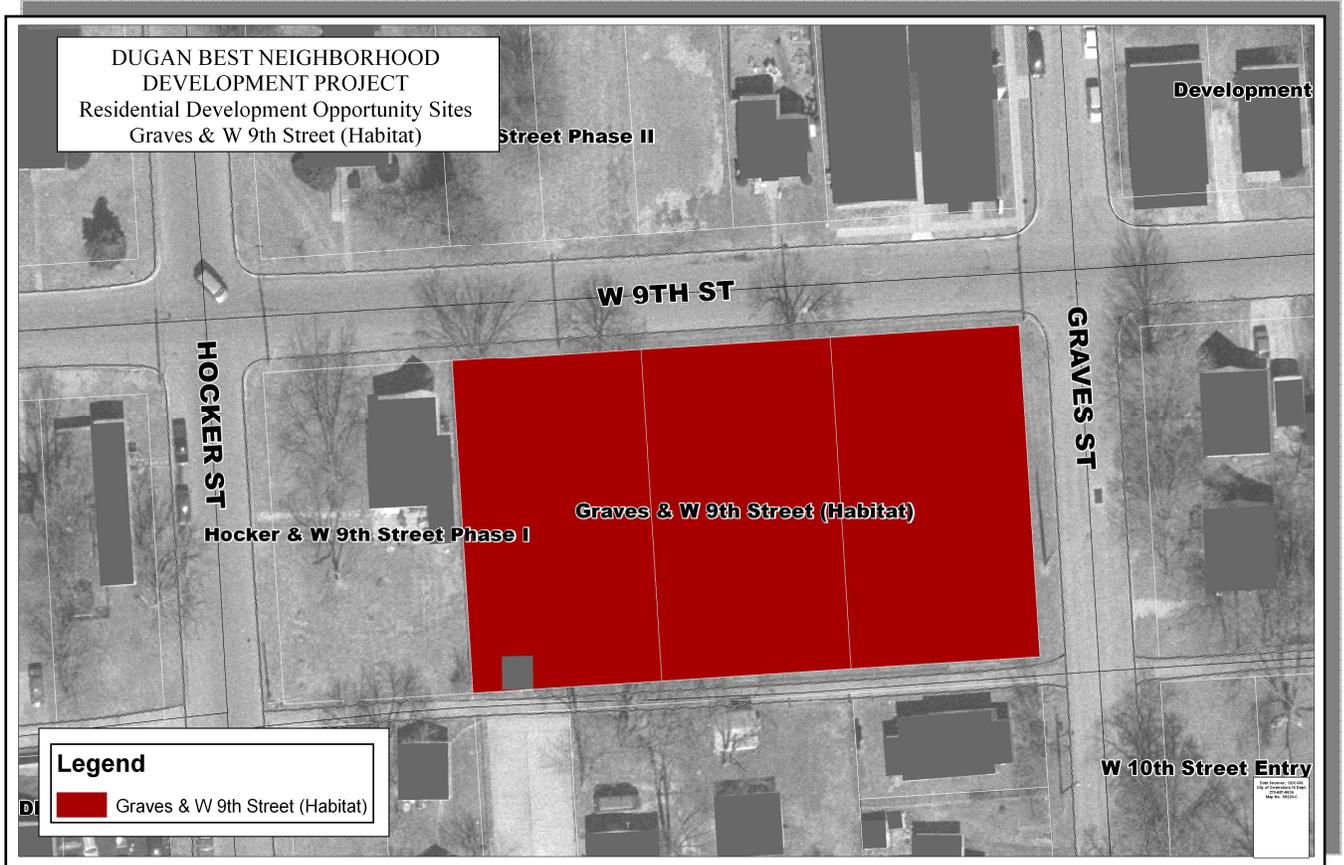
Map 34 Alpha & West 8th Street Development



Graves Street & West 9th Street Habitat

| Graves & W 9th Street Habitat Development | | | | | | | | | | |
|---|---------------|----------|------------|------|-----------|-----------------|----------|----------|------------|----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2300 W 9th St (0 W 9th) | Aug-99 | \$ - | | | \$ 39,203 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| 2322 W 9th St | Aug-99 | \$ - | | | \$ 8,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| 2324 W 9th St | Aug-99 | \$ - | | | \$ 8,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | |
| HIGH HABITAT | <i>Totals</i> | \$ - | | 0 | \$ 55,203 | \$ 30,000 | \$ - | \$ - | \$ 30,000 | 5 |

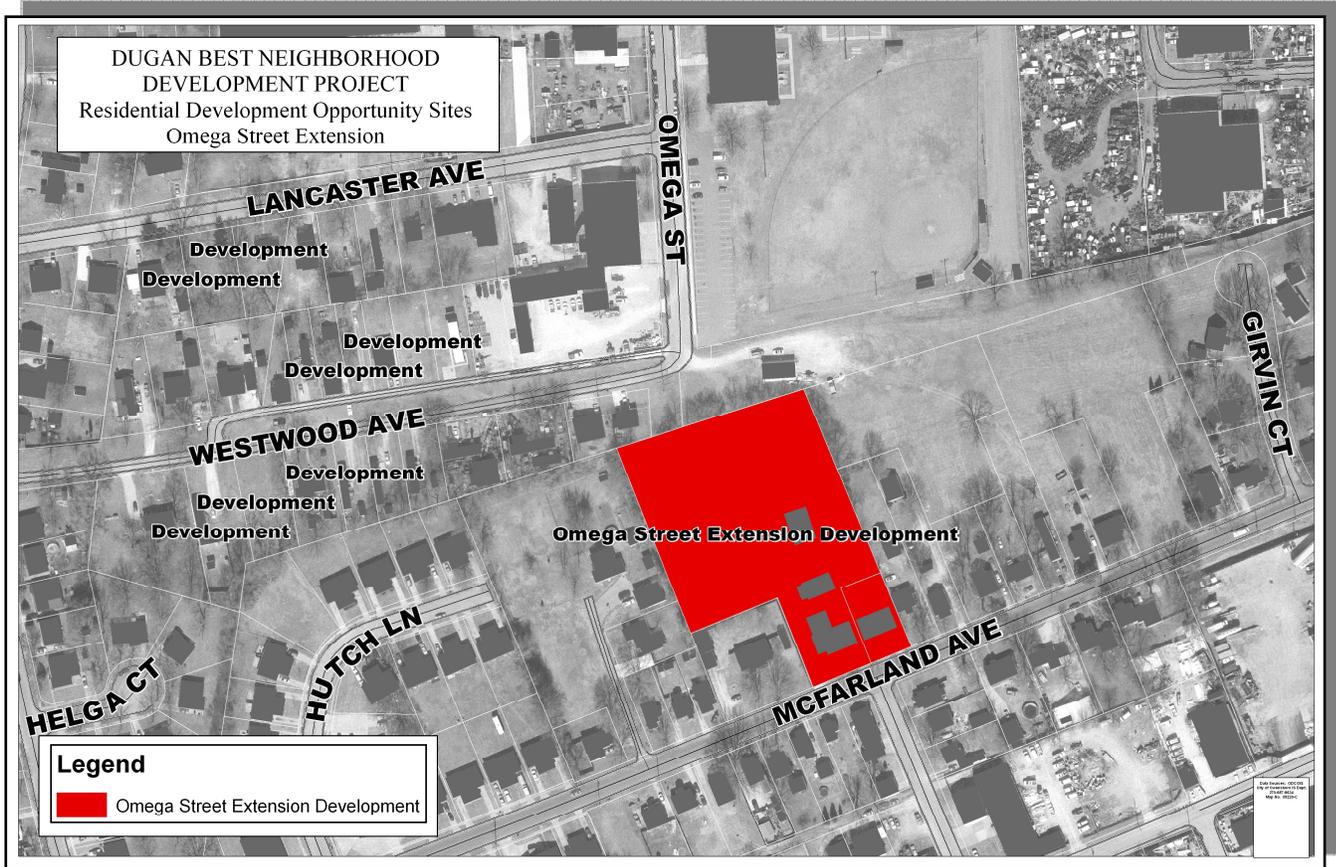
Map 35 Graves & West 9th Street Habitat Development



Omega Street Extension Residential

| Omega Street Extension Development | | | | | | | | | | |
|------------------------------------|---------------|----------|------------|------|-----------|-----------------|----------|----------|------------|-----------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2019 McFarland | 2010 | | 0 | 0 | | \$ - | \$ - | \$60,000 | \$ 60,000 | |
| HIGH CITY | <i>Totals</i> | \$ - | | 0 | \$ - | \$ - | \$ - | \$60,000 | \$ 60,000 | 12 |

Map 36 Omega Street Extension Residential Development



Other Priority Potential Single Lot Development Sites

| Other Priority Potential Single Lot Developments | | | | | | | | | | |
|---|----------------|-----------------|-------------------|-------------|------------------|------------------------|-----------------|-----------------|-------------------|--------------|
| Address | Aquired | How Much | Year Built | SqFt | PVA Value | Est Purch Price | Est Relo | Est Demo | TOTAL COST | Homes |
| 2523 W 7th St | May-07 | \$8,500 | 1969 mh | 780 | \$ 8,500 | \$ 12,000 | \$ 10,000 | \$ 5,000 | \$ 27,000 | 1 |
| 2521 W 7th St | Dec-05 | \$ - | 1987 mh | 644 | \$11,000 | \$ 15,000 | \$ 10,000 | \$ 5,000 | \$ 30,000 | 1 |
| 2505 W 7th St | Aug-95 | \$15,500 | | | \$ 5,500 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | 1 |
| 2514 W 7th St | Jan-78 | \$ - | | | \$ 5,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | 1 |
| LOW PRIVATE | | | | | | | | | | |
| 2323 W 8th St | Jul-76 | \$ - | | | \$10,000 | \$ 10,000 | \$ - | \$ - | \$ 10,000 | 1 |
| 2322 W 8th St | Apr-06 | \$7,000 | | | \$70,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | 1 |
| 2316 W 8th St | Sep-95 | \$5,000 | 1940 | 816 | \$35,000 | \$ 20,000 | \$ 10,000 | \$ 8,000 | \$ 38,000 | 1 |
| 2310 W 8th St | Nov-84 | \$4,000 | 1970 mh | 720 | \$ 8,000 | \$ 15,000 | \$ 10,000 | \$ 5,000 | \$ 30,000 | 1 |
| HIGH PRIVATE | | | | | | | | | | |
| 2425 W 9th St | May-95 | \$4,000 | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | 1 |
| 2223 W 9th St | Aug-92 | \$ - | 1882 | 3,392 | \$39,900 | \$ 10,000 | \$ - | \$15,000 | \$ 25,000 | 1 |
| HIGH PRIVATE | | | | | | | | | | |
| 717 Regina Ct | Jul-97 | \$ - | | | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| LOW PRIVATE | | | | | | | | | | |
| 2608 Westwood Ave | Jan-08 | \$9,500 | 1970 mh | 1,120 | \$ 9,500 | \$ 15,000 | \$ 10,000 | \$ 5,000 | \$ 30,000 | 1 |
| 2600 Westwood Ave | | \$ - | | | \$ 5,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| 2546 Westwood Ave | Dec-07 | \$6,000 | 1970 mh | 780 | \$11,000 | \$ 15,000 | \$ 10,000 | \$ 5,000 | \$ 30,000 | 1 |
| 2537 Westwood Ave | Sep-05 | \$2,000 | | | \$ 9,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| 2545 Westwood Ave | Oct-90 | \$4,000 | | | \$ 5,000 | \$ 8,000 | \$ - | \$ - | \$ 8,000 | 1 |
| LOW PRIVATE | | | | | | | | | | |
| 2604 Lancaster Ave | May-07 | \$7,000 | | | \$12,000 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| 2612 Lancaster Ave | May-07 | \$8,750 | | | \$ 8,750 | \$ 12,000 | \$ - | \$ - | \$ 12,000 | 1 |
| LOW PRIVATE | Totals | \$81,250 | | 8,252 | \$263,150 | \$ 214,000 | \$ 60,000 | \$48,000 | \$ 322,000 | |

Map 37 Mechanicsville Single Lot Development Opportunity Sites

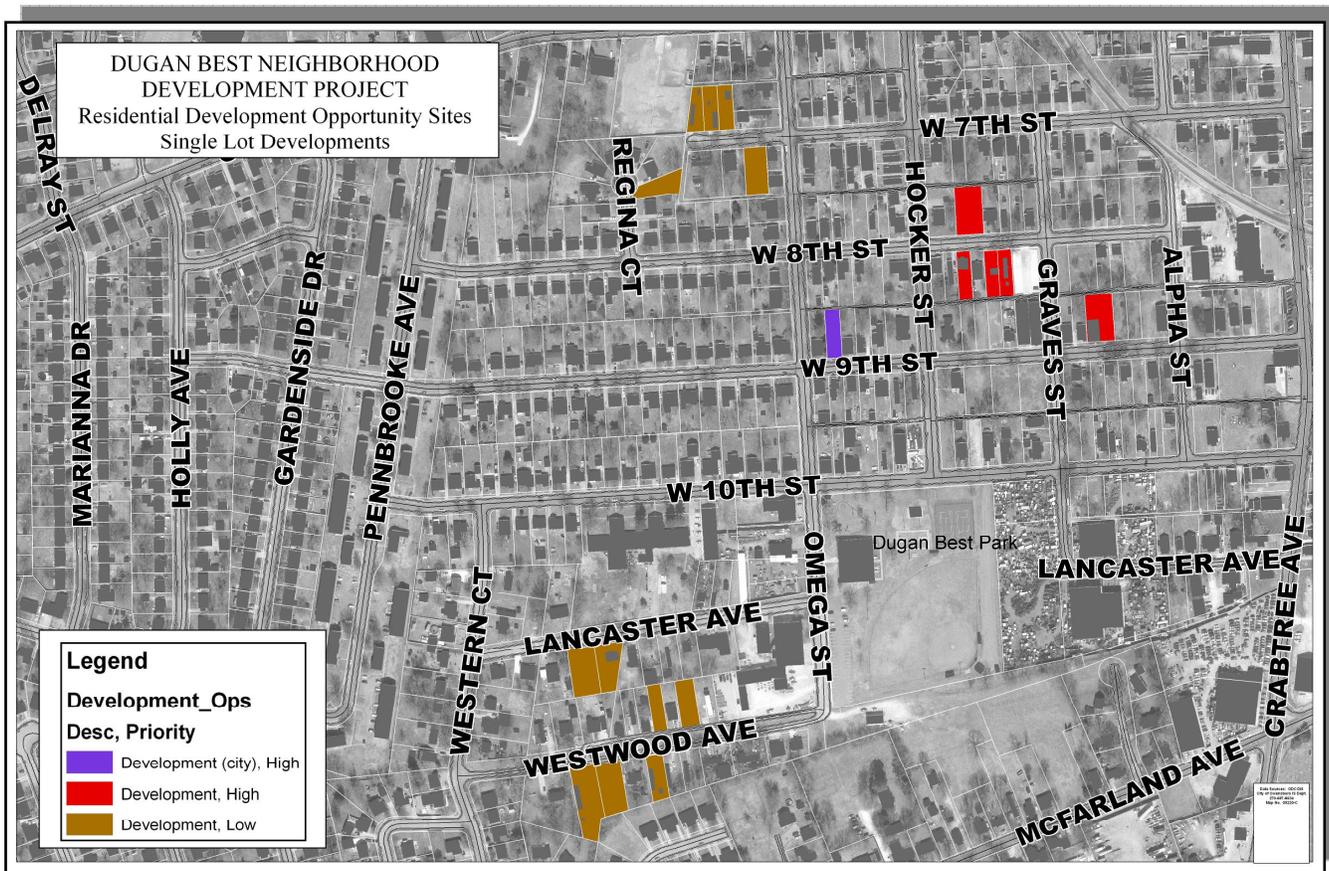


Table 12 Breakdown of all Mechanicsville Residential Opportunity Sites for New Homes

| Priority & Developer Type | Not Funded | Funded | Total |
|---|------------|-----------|------------|
| Total High Priority City Homes | 0 | 21 | 21 |
| Total Medium Priority City Homes | 20 | 3 | 23 |
| Total High Priority Private Developer Homes | 1 | 21 | 22 |
| Total Medium Priority Private Developer Homes | 12 | 0 | 12 |
| Total Low Priority Private Developer Homes | 25 | 0 | 25 |
| Total Possible New Homes | 58 | 45 | 103 |

Mechanicsville

Neighborhood Redevelopment Plan

2010 – 2014 POTENTIAL PROJECTS & BUDGET

Tables 13, 14, 15, 16 and 17 detail the projected 2010 – 2014 Mechanicsville Redevelopment Plan Budget and include all projects identified earlier in the Plan as Challenges. The Budget Tables detail five (5) major Project Categories (Neighborhood Identity, Recreation, Beautification, Transportation and Housing), 23 Sub Project Categories and 88 Individual Project Categories (59 funded and 29 not funded). Estimated funding for the next four (4) years will not be enough to meet all of the financial demands of all of the identified projects.

A total of **\$3,533,973** is estimated to be available from CDBG (\$2,213,973), HOME (\$1,100,000) and HOME CHDO (\$220,000) funding from 2009 – 2014 (see Table 18). This amount is \$3,145,306 less than the \$6,679,279 that would address all of the identified Challenges for the Neighborhood. The estimated Total Public and Private investment that will occur from 2010 – 2014 will be \$7,590,351 (see Table 19). This breaks down to **\$3,533,973 Public investment** (47%) and **\$4,056,378 Private investment** (53%). An estimated total of **45** new Homebuyers homes will be constructed and **52** existing homes will be renovated from 2010 – 2014 within the Mechanicsville Neighborhood (see Table 19).

The Mechanicsville Neighborhood 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 are have a wide range of eligible uses that can benefit low to moderate income individuals. Funding for CDBG is shown in green on the following budget tables for each fiscal year funding is available. HOME funds can be used for homeownership related activities and will be shown in blue on the budget tables. HOME CHDO funds are listed in purple and are similar to regular HOME funds, but can only be used by a special kind of non profit referred to as a Community Housing Development Organization (we currently partner with the Green River Housing CHDO). All Projects that are highlighted in yellow and have associated estimates under the funding sources (CDBG-green), HOME-blue & HOME CHDO-purple) are projected to be funding from 2010 – 2014. For more specific information for a particular project refer back to the Major Challenges Identified Section of this Plan that starts on page 15.

Table 13 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Budget (Neighborhood Identity & Recreation Projects)

| Estimated Funds Available: | \$ 3,538,973 | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 |
|--|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|
| Projects | Estimated Cost | | | | | | | | | | | | | | |
| Neighborhood Identity | \$ 50,000 | | | | | | | | | | | | | | |
| Sidewalk Edging | \$ 5,000 | \$ 5,000 | | | | | | | | | | | | | |
| SIDEWLAK EDGING Total | \$ 5,000 | | | | | | | | | | | | | | |
| NEIGHBORHOOD ID SIGNAGE | | | | | | | | | | | | | | | |
| Omega / McFarland | \$ 10,000 | | \$ 10,000 | | | | | | | | | | | | |
| W 10th / Crabtree | \$ 10,000 | | \$ 10,000 | | | | | | | | | | | | |
| W 5th / Hecker | \$ 10,000 | | \$ 10,000 | | | | | | | | | | | | |
| Flamingo / Penbrooke | \$ 5,000 | | | | | \$ 5,000 | | | | | | | | | |
| Cravens / Penbrooke | \$ 5,000 | | | | | \$ 5,000 | | | | | | | | | |
| Alpha / W. 9th | \$ 5,000 | | | | | \$ 5,000 | | | | | | | | | |
| NEIGHBORHOOD ID SIGNAGE Total | \$ 45,000 | | | | | | | | | | | | | | |
| CRAVENS ELEMENTARY FACELIFT | | | | | | | | | | | | | | | |
| Update Exterior Front of School | \$ - | | | | | | | | | | | | | | |
| CRAVENS ELEMENTARY FACELIFT Total | \$ - | | | | | | | | | | | | | | |
| Recreation | \$ 665,000 | | | | | | | | | | | | | | |
| DUGAN BEST PARK IMPROVEMENTS | | | | | | | | | | | | | | | |
| Nice Enclosed Shelter (like Legion Park) | \$ 250,000 | | | | | | | | | | | | | | |
| Improvements to main lobby and indoor play area | \$ 50,000 | | | | | | | | | | | | | | |
| Better Quality Signage | \$ 15,000 | | \$ 15,000 | | | | | | | | | | | | |
| Improved Exterior Entrance and General Exterior (make more inviting) | \$ 100,000 | | | | | | | | | | | | | | |
| Enhanced Outdoor Playground Area | \$ 40,000 | | | | | \$ 40,000 | | | | | | | | | |
| Better Lighting | \$ 15,000 | | | | | | | | | | | | | | |
| Improved Concessions and Restrooms | \$ 150,000 | | | | | | | | | | | | | | |
| Replace Walks along Omega & W. 10th Street | \$ 25,000 | | \$ 25,000 | | | | | | | | | | | | |
| Convert Tennis Courts to Basketball Courts | \$ 20,000 | | | | | | | | | | | | | | |
| DUGAN BEST PARK IMPROVEMENTS Total | \$ 665,000 | | | | | | | | | | | | | | |

Table 14 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Budget (Beautification Projects)

| Estimated Funds Available: | | \$ 3,538,973 | \$ 538,873 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | 2010-11 HOME CHDO Funds | 2011-12 HOME CHDO Funds | 2012-13 HOME CHDO Funds | 2013-14 HOME CHDO Funds | |
|---|--|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|-------------------------|-------------------------|-------------------------|--|
| Projects | | Estimated Cost | | | | | | | | | | | | | | |
| Beautification | | \$ 189,348 | | | | | | | | | | | | | | |
| SALVAGE YARD VISUAL ENHANCEMENTS | | | | | | | | | | | | | | | | |
| No Parking Big Trucks on South side of W. 10th Street (or 2 hr limit) | | \$ - | | | | | | | | | | | | | | |
| Create attractive visual enhancements along salvage yard fencing and Close Lancaster at W. 10th Street (Keep 40' deep for beautification) | | \$ 31,500 | | \$ 31,500 | | | | | | | | | | | | |
| SALVAGE YARD VISUAL ENHANCEMENTS Total | | \$ 31,500 | | | | | | | | | | | | | | |
| LANDSCAPING IMPROVEMENT PROGRAM (LIP) | | | | | | | | | | | | | | | | |
| (40) Homeowner Landscape Matching Grants | | \$ 20,000 | | \$ 10,000 | \$ 10,000 | | | | | | | | | | | |
| (20) Rental Matching Landscape Grants | | \$ 5,000 | | | \$ 5,000 | | | | | | | | | | | |
| (50) Front Yard Tree Grant Progra | | \$ 10,000 | | | \$ 10,000 | | | | | | | | | | | |
| LANDSCAPING IMPROVEMENT PROGRAM (LIP) Total | | \$ 35,000 | | | | | | | | | | | | | | |
| PROPERTY MAINTENANCE ISSUES | | | | | | | | | | | | | | | | |
| DEMO 50-50 Matching Grants | | \$ 50,000 | | \$ 25,000 | \$ 25,000 | | | | | | | | | | | |
| PROPERTY MAINTENANCE ISSUES Total | | \$ 50,000 | | | | | | | | | | | | | | |
| CITY FACILITY BLDG VISUAL ENHANCEMENT | | | | | | | | | | | | | | | | |
| Move Existing Fence Back 15' & Landscapel | | \$ 15,000 | | \$ 15,000 | | | | | | | | | | | | |
| CITY FACILITY BLDG VISUAL ENHANCEMENT Total | | \$ 15,000 | | | | | | | | | | | | | | |
| WEST 8TH, 9TH, 10TH AND PENNBROOK CONNECTION | | | | | | | | | | | | | | | | |
| TRANSITION ENHANCEMENT | | | | | | | | | | | | | | | | |
| Define Separation between the SF Homes and Apts with Visual Enhancements | | \$ 57,848 | | | \$ 57,848 | | | | | | | | | | | |
| WEST 8TH, 9TH, 10TH AND PENNBROOK CONNECTION TRANSITION ENHANCEMENT Total | | \$ 57,848 | | | | | | | | | | | | | | |

Table 16 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Budget (Housing Related Projects)

| Estimated Funds Available: | \$ 3,538,973 | Estimated Cost | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | 2010-11 HOME CHDO Funds | 2011-12 HOME CHDO Funds | 2012-13 HOME CHDO Funds | 2013-14 HOME CHDO Funds | |
|---|--------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| Projects | | | | | | | | | | | | | | | | |
| Housing | | \$5,123,414 | | | | | | | | | | | | | | |
| PARKVIEW DEVELOPMENT ON W. 10th ACROSS FROM DUGAN BEST PARK | | | | | | | | | | | | | | | | |
| (Parkview Development Phase I) Purchase Properties | \$ 110,000 | \$ 110,000 | \$ 110,000 | | | | | | | | | | | | | |
| (Parkview Development Phase I) Relocate Tenants | \$ 44,000 | \$ 44,000 | \$ 44,000 | | | | | | | | | | | | | |
| (Parkview Development Phase I) Demo Structures | \$ 36,500 | \$ 36,500 | \$ 36,500 | | | | | | | | | | | | | |
| (Parkview Development Phase I) Build 5 New Homes | \$ 255,000 | \$ 255,000 | | | | | | \$ 150,000 | \$ 50,000 | | | \$ 55,000 | | | | |
| (Parkview Development Phase II) Purchase Properties | \$ 80,000 | \$ 80,000 | | | | | | \$ 80,000 | | | | | | | | |
| (Parkview Development Phase II) Relocate Tenants | \$ 20,000 | \$ 20,000 | | | | | | \$ 20,000 | | | | | | | | |
| (Parkview Development Phase II) Demo Structures | \$ 25,000 | \$ 25,000 | | | | | | \$ 25,000 | | | | | | | | |
| (Parkview Development Phase II) Build 2 New Homes | \$ 100,000 | \$ 100,000 | | | | | | | | \$ 100,000 | | | | | | |
| VISUAL ENHANCEMENT OF BLOCK ON W. 10th ACROSS FROM DUGAN BEST PARK Total | \$ 670,500 | \$ 670,500 | | | | | | | | | | \$ 275,000 | \$ 125,000 | \$ 225,000 | \$ 175,000 | \$ 55,000 |
| HOMEBUYER PROGRAMS | | | | | | | | | | | | | | | | |
| Private Developers Construct 24 New Homes | \$ 925,000 | \$ 925,000 | | | | | | | | | | | | | | |
| Move Up & Out HOMEBUYER Program (10 Homes) | \$ 200,000 | \$ 200,000 | | | | | | | | | | | | | | |
| HOMEBUYER PROGRAMS Total | \$ 1,125,000 | \$ 1,125,000 | | | | | | | | | | | | | | |
| W. 5TH STREET & HOCKER ENTRY BLOCK DEVELOPMENT Phase I (only) | | | | | | | | | | | | | | | | |
| (Phase I) Purchase Properties | \$ 72,000 | \$ 72,000 | | | | | | | | | | | | | | |
| (Phase I) Relocate Tenants | \$ 24,000 | \$ 24,000 | | | | | | | | | | | | | | |
| (Phase I) Demo Structures | \$ 21,000 | \$ 21,000 | | | | | | | | | | | | | | |
| (Phase I) Build 2 New Homes | \$ 80,000 | \$ 80,000 | | | | | | | | | | | | | | |
| W. 5TH STREET & HOCKER ENTRY BLOCK IMPROVEMENT Total | \$ 197,000 | \$ 197,000 | | | | | | | | | | | | | | |

Table 17 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Budget (Housing Related Projects Continued)

| Estimated Funds Available: | \$ 3,538,973 | Estimated Cost | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | 2010-11 HOME CHDO Funds | 2011-12 HOME CHDO Funds | 2012-13 HOME CHDO Funds | 2013-14 HOME CHDO Funds | 2013-14 HOME CHDO Funds | |
|--|-------------------|-------------------|------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--|
| Projects | | | | 2009-10 CDBG Funds | 2010-11 CDBG Funds | 2011-12 CDBG Funds | 2012-13 CDBG Funds | 2013-14 CDBG Funds | 2010-11 HOME Funds | 2011-12 HOME Funds | 2012-13 HOME Funds | 2013-14 HOME Funds | | | | | | |
| HOUSING REHAB PROGRAMS | | | | | | | | | | | | | | | | | | |
| (11 Homes) Homeowner Exterior Rehab Program 90/10 (\$13,500 max) | \$ 148,500 | \$ 148,500 | \$ 10,000 | \$ 44,500 | \$ 27,000 | \$ 40,500 | \$ 26,500 | | | | | | | | | | | |
| (8 Homes) Homeowner Exterior Rehab Program 80/20 (\$12,000 max) | \$ 96,036 | \$ 96,036 | | | \$ 24,000 | \$ 36,000 | \$ 36,000 | | | | | | | | | | | |
| (7 Homes) Homeowner Exterior Rehab Program 70/30 (\$10,500 max) | \$ 72,000 | \$ 72,000 | | | \$ 30,000 | \$ 21,000 | \$ 21,000 | | | | | | | | | | | |
| (6 Homes) Homeowner Exterior Rehab Program 50/50 (\$7,500 max) | \$ 45,000 | \$ 45,000 | | | \$ 7,500 | \$ 7,500 | \$ 30,000 | | | | | | | | | | | |
| (6 Rentals) Rental Exterior Rehab Progra | \$ 44,378 | \$ 44,378 | | | | \$ 6,878 | \$ 37,500 | | | | | | | | | | | |
| (20 Homes) World Changers Progra | \$ 40,000 | \$ 40,000 | \$ 20,000 | \$ 20,000 | | | | | | | | | | | | | | |
| HOUSING REHAB PROGRAMS Total | \$ 445,914 | \$ 445,914 | | | | | | | | | | | | | | | | |
| OMEGA ST EXTENSION DEVELOPMENT | | | | | | | | | | | | | | | | | | |
| Develop Housing (12 - new Lease Option homes-LIHTC Developer) | \$ - | \$ - | | | | | | | | | | | | | | | | |
| OMEGA ST EXTENSION DEVELOPMENT | \$ - | \$ - | | | | | | | | | | | | | | | | |
| LINGOLNSHIRE APARTMENTS UPDATE | | | | | | | | | | | | | | | | | | |
| Work With AACs to Update Exterior | \$ - | \$ - | | | | | | | | | | | | | | | | |
| Work With AACs to Update Play Areas | \$ - | \$ - | | | | | | | | | | | | | | | | |
| LINGOLNSHIRE APARTMENTS UPDATE Total | \$ - | \$ - | | | | | | | | | | | | | | | | |
| W. 10TH STREET ENTRY DEVELOPMENT | | | | | | | | | | | | | | | | | | |
| Purchase Properties | \$ 204,000 | \$ 204,000 | | | | | | | | | | | | | | | | |
| Relocate Tenants | \$ 72,000 | \$ 72,000 | | | | | | | | | | | | | | | | |
| Demo Structures | \$ 42,000 | \$ 42,000 | | | | | | | | | | | | | | | | |
| Construct 10 New Homes | \$ 400,000 | \$ 400,000 | | | | | | | | | | | | | | | | |
| W. 10th STREET ENTRY DEVELOPMENT Total | \$ 716,000 | \$ 716,000 | | | | | | | | | | | | | | | | |
| HOCKER & W 9TH STREET DEVELOPMENT | | | | | | | | | | | | | | | | | | |
| (phase I) Purchase Properties | \$ 62,000 | \$ 62,000 | | | | | | | | | | | | | | | | |
| (phase I) Relocate Tenants | \$ 32,000 | \$ 32,000 | | | | | | | | | | | | | | | | |
| (phase I) Demo Structures | \$ 18,000 | \$ 18,000 | | | | | | | | | | | | | | | | |
| (phase I) Build 4 New Homes | \$ 160,000 | \$ 160,000 | | | | | | | | | | | | | | | | |
| (phase II) Purchase Properties | \$ 54,000 | \$ 54,000 | | | | | | | | | | | | | | | | |
| (phase II) Relocate Tenants | \$ - | \$ - | | | | | | | | | | | | | | | | |
| (phase II) Demo Structures | \$ 3,000 | \$ 3,000 | | | | | | | | | | | | | | | | |
| (phase II) Build 5 New Homes | \$ 200,000 | \$ 200,000 | | | | | | | | | | | | | | | | |
| (phase III) Purchase Properties | \$ 107,000 | \$ 107,000 | | | | | | | | | | | | | | | | |
| (phase III) Relocate Tenants | \$ 22,000 | \$ 22,000 | | | | | | | | | | | | | | | | |
| (phase III) Demo Structures | \$ 25,000 | \$ 25,000 | | | | | | | | | | | | | | | | |
| (phase III) Build 4 New Homes | \$ 160,000 | \$ 160,000 | | | | | | | | | | | | | | | | |
| HOCKER & W 9TH STREET DEVELOPMENT Total | \$ 844,000 | \$ 844,000 | | | | | | | | | | | | | | | | |

Table 18 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Budget Summary

| Estimated Funds Available: | \$ 3,538,973 | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 |
|--|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| Projects | Estimated Cost | | | | | | | | | | | | | | |
| | | 2009-10 CDBG Funds | 2010-11 CDBG Funds | 2011-12 CDBG Funds | 2012-13 CDBG Funds | 2013-14 CDBG Funds | 2010-11 HOME Funds | 2011-12 HOME Funds | 2012-13 HOME Funds | 2013-14 HOME Funds | 2010-11 HOME CHDO Funds | 2011-12 HOME CHDO Funds | 2012-13 HOME CHDO Funds | 2013-14 HOME CHDO Funds | |
| TOTALS FOR ALL | \$ 6,679,279 | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 |
| Short For All | \$ 3,145,306 | | | | | | | | | | | | | | |
| Balance | | | | | | | | | | | | | | | |
| 2009-10 CDBG is \$268,973 allocated for Omega Extension and \$270,000 in reprogrammed CDBG Funds (\$191,200-housing + \$38,800 micro enterprise + \$40,000 bluff Ave). | | | | | | | | | | | | | | | |
| Neighborhood Identity | \$ 50,000 | \$ 5,000 | \$ - | \$ 30,000 | \$ - | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Recreation | \$ 95,000 | \$ - | \$ - | \$ 40,000 | \$ 40,000 | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Beautification | \$ 189,348 | \$ - | \$ 25,000 | \$ 81,500 | \$ 20,000 | \$ 62,848 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Transportation | \$ 921,247 | \$ 333,473 | \$ 330,500 | \$ 35,000 | \$ 91,122 | \$ 131,152 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Housing | \$ 2,278,378 | \$ 200,500 | \$ 64,500 | \$ 233,500 | \$ 268,878 | \$ 191,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 |
| Totals | \$ 3,533,973 | \$ 538,973 | \$ 420,000 | \$ 420,000 | \$ 420,000 | \$ 415,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 275,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 |

Table 19 Mechanicsville Neighborhood Redevelopment 2010 – 2014 Investment Summary

| | | |
|--|---------------------|-----|
| Total Estimated Public investment | \$ 3,533,973 | 47% |
| Total Estimated Private Investment | \$ 4,056,378 | 53% |
| Total Estimated Public & Private Investment | \$ 7,590,351 | |
| | | |
| City Homebuyer Units | 8 | |
| Private Developer Homebuyer Units | 21 | |
| GRADD CHDO Homebuyer Units | 4 | |
| Private Developer LIHTC Lease-Option Units | 12 | |
| Existing Homeowner Rehab Units | 32 | |
| Rental Rehab Units | 6 | |
| World Changers Homeowner Rehab Units | 20 | |
| Total Units | 103 | |
| | | |
| Total New Homebuyer Units | 45 | 44% |
| Total Homeowner Rehab Units | 52 | 50% |
| Total Rental Rehab Units | 6 | 6% |
| Total Units | 103 | |

The Projected Statistics

See Table 20, 21, 22, 23, 24, 25 and Chart 2, 3, 4, 5, 6 and 7 for projected statistical changes that are anticipated to occur within the Mechanicsville Neighborhood by 2015. The total assessed value of all property is projected to increase by 20% from \$26,800,000 in 2009 to \$32,300,000 in 2015 (\$5,500,000 increase in valuation). The rate of homeownership by structure is estimated to increase from **52%** to **63%** in the neighborhood. Forty-five (45) new homes will be constructed within the neighborhood. The rate of unsound structures within the neighborhood will decrease from 40% to 10% by 2015. The estimated Total Public and Private investment that will occur from 2010 – 2014 will be \$7,590,351. This breaks down to **\$3,533,973 Public investment** (47%) and **\$4,056,378 Private investment** (53%).

Implementation

This Plan and recommended actions will be implemented by the Community Development Department of the City of Owensboro. The Mayor and City Commission have appointed the Mechanicsville Neighborhood Redevelopment Advisory Team. This Advisory Team consists 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, and landscaping.

Citizen Involvement in Plan

A nine (9) member Redevelopment Advisory Team was appointed by the Mayor to work with the Community Development Department staff to create the Mechanicsville Neighborhood Redevelopment Plan. All of the Advisory Team members live within the neighborhood and are active in community activities. The Advisory Team has met on four (4) occasions to refine the eventual draft of the Plan. The Advisory Team members will also be active during the Plan Implementation over the next four (4) years by assisting in clarification of Plan objectives and communicating with their neighbors about the status of the implementation. A Public hearing was held on **January 26, 2010** to solicit comments from the public. 18 interested persons attended the first hearing. An overview of potential projects and active discussion with participants occurred. A second public Hearing was held on **March 8, 2010** and the first draft of the Mechanicsville Neighborhood Redevelopment Plan was presented to the public. The meeting was attended by 66 residents and changes were made to the Plan Draft, including changing the name of the redevelopment from Dugan Best to Mechanicsville and removing recommendation to change certain existing street names. A third and final Public Hearing was held on **April 19, 2010** to recommend the Plan to the City Commission for approval. The meeting was attended by 27 residents and the Plan was unanimously approved for recommendation to the City Commission. The City commission approved the recommended Mechanicsville Redevelopment Plan at a public meeting on **May 4, 2010** (Municipal Order # 15-2010). 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 four year time-frame.

Table 20 Mechanicsville Neighborhood Projected Statistics 2015

| Redevelopment Plan Implementation | <i>2010-2015</i> |
|--|--------------------------|
| PVA Values Before | \$26.8M (2009) |
| PVA Values After | \$32.3M (2015) |
| Increase in PVA Value | \$5.5M |
| % Increase in PVA Value | 20% |
| New Homes Constructed | 47 |
| Rate of Homeownership Before | 52% (2009) |
| Rate of Homeownership After | 63% (2015) |
| % Unsound Structures Before | 40% (2009) |
| % Unsound Structures After | 10% (2015) |
| Public Investment | \$ 3,500,000 |
| Private Investment | \$ 4,000,000 |
| Total Investment | \$ 7,500,000 |

Chart 2 Mechanicsville PVA Valuations by Use 2009 – 2015

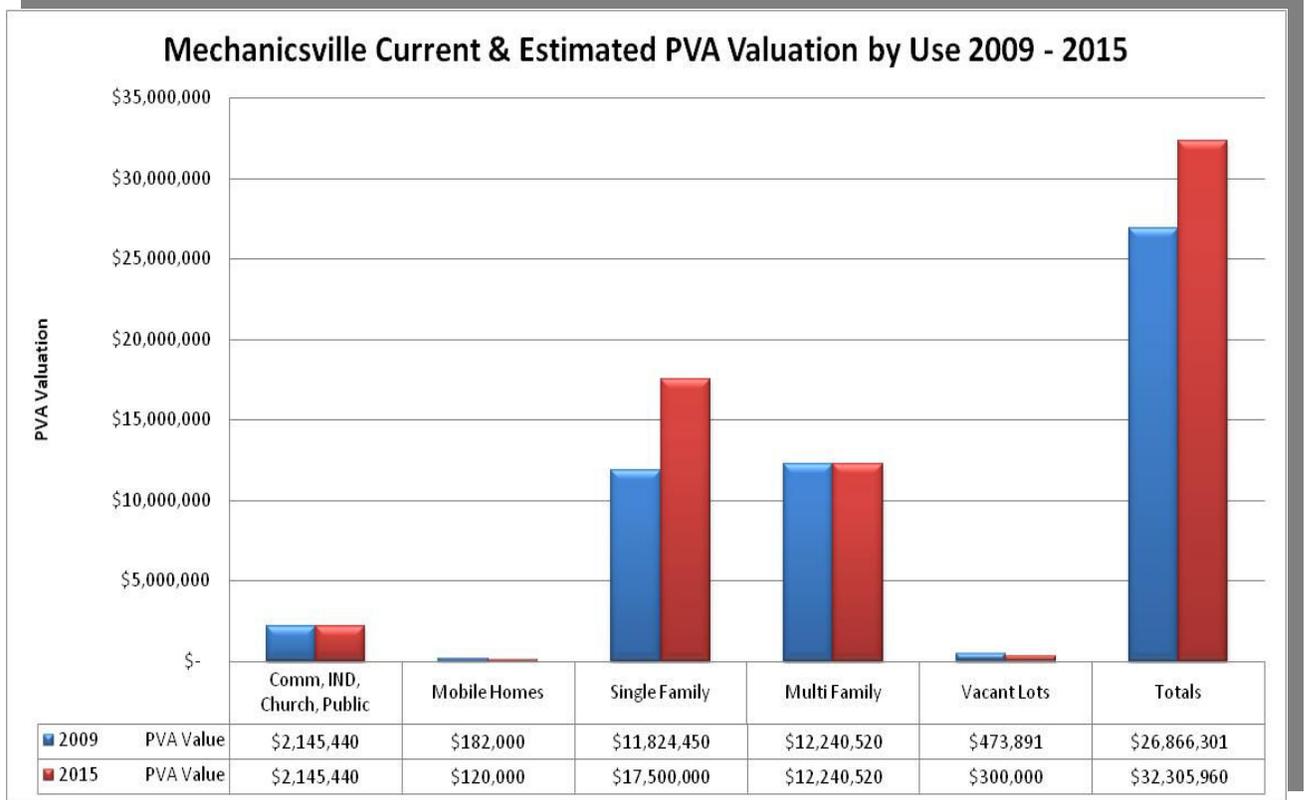
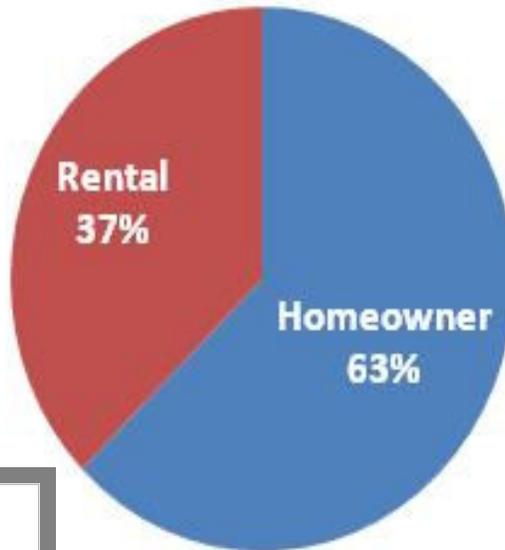


Table 21 Mechanicsville PVA Valuation by Use 2009 – 2015

| Mechanicsville 2009 & Estimated 2015 PVA Valuation by Use | | | | |
|--|-----------------------|-----------------------|---------------------|-------------|
| Use Type | 2009 PVA Value | 2015 PVA Value | Difference | % |
| Comm, IND, Church, Public | \$ 2,145,440 | \$ 2,145,440 | \$ - | 0% |
| Mobile Homes | \$ 182,000 | \$ 120,000 | \$ (62,000) | -34% |
| Single Family | \$ 11,824,450 | \$ 17,500,000 | \$ 5,675,550 | 48% |
| Multi Family | \$ 12,240,520 | \$ 12,240,520 | \$ - | 0% |
| Vacant Lots | \$ 473,891 | \$ 300,000 | \$ (173,891) | -37% |
| Totals | \$ 26,866,301 | \$ 32,305,960 | \$ 5,439,659 | 20% |

Chart 3 Mechanicsville Projected Ownership by Structure - 2015

Mechanicsville Projected Ownership by Structure 2015



Mechanicsville Ownership by Structure 2009

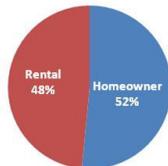


Table 22 Mechanicsville Projected Ownership by Structure – 2009 - 2015

| Mechanicsville Ownership by Structure Existing & Projected 2009 - 2015 (Owner vs Rental) | | | | |
|--|-------------------------|-------------|-----------------------------------|-------------|
| Type of Residential Structure | # of Structures in 2009 | % in 2009 | Projected # of Structures in 2015 | % in 2015 |
| # of Homeowner | 185 | 52% | 241 | 63% |
| # of Rental | 174 | 48% | 143 | 37% |
| Total Structures | 359 | 100% | 384 | 100% |

This is assuming that 30 lost Rental (12 rental conversions to Owners+19 Demos of existing rental) : also assuming 54 added Homeowners (12 from rental conversion + 44 from new construction)

Chart 4 Mechanicsville Structural Condition by Structure (All Uses) 2009 -2015

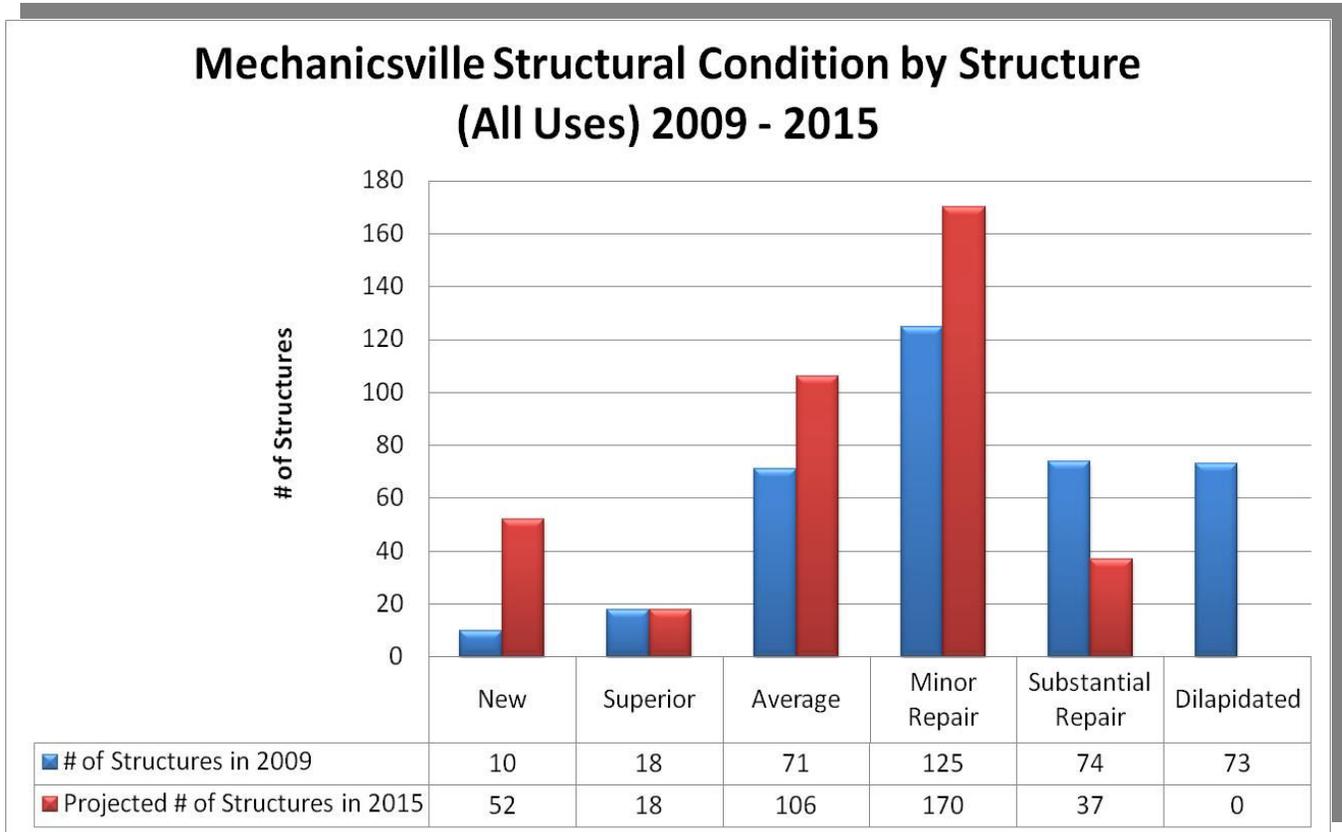


Table 23 Mechanicsville Structural Condition by Structure (All Uses) 2009 -2015

| Mechanicsville Structural Condition by Structure (All Uses) 2009 - 2015 | | | | |
|--|----------------------------|-------------|---|--------------|
| Condition | # of Structures in 2009 | % in 2009 | Projected # of Structures in 2015 | % in 2015 |
| New | 10 | 3% | 52 | 14% |
| Superior | 18 | 5% | 18 | 5% |
| Average | 71 | 19% | 106 | 28% |
| Minor Repair | 125 | 34% | 170 | 44% |
| Substantial Repair | 74 | 20% | 37 | 10% |
| Dilapidated | 73 | 20% | 0 | 0% |
| Total | 371 | 100% | 383 | 100% |
| Sound | 224 | 60% | 346 | 90% |
| Unsound | 147 | 40% | 37 | 10% |

Chart 5 Mechanicsville Structural Condition (All Uses) 2015

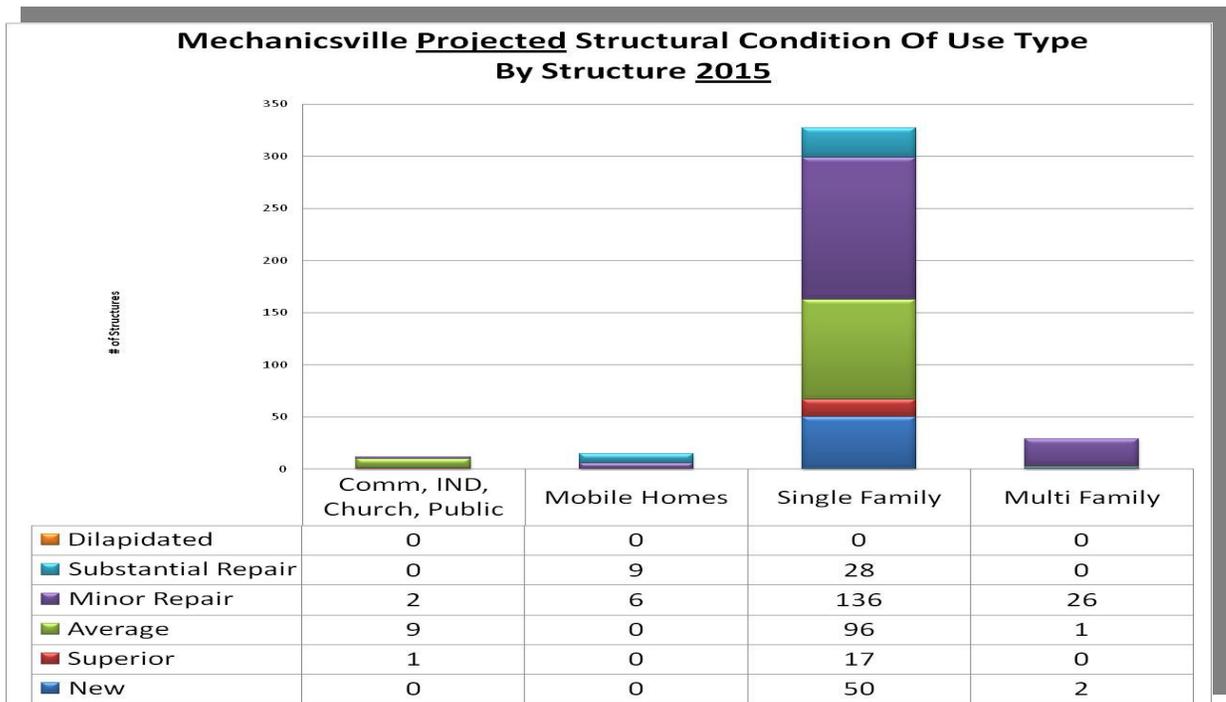
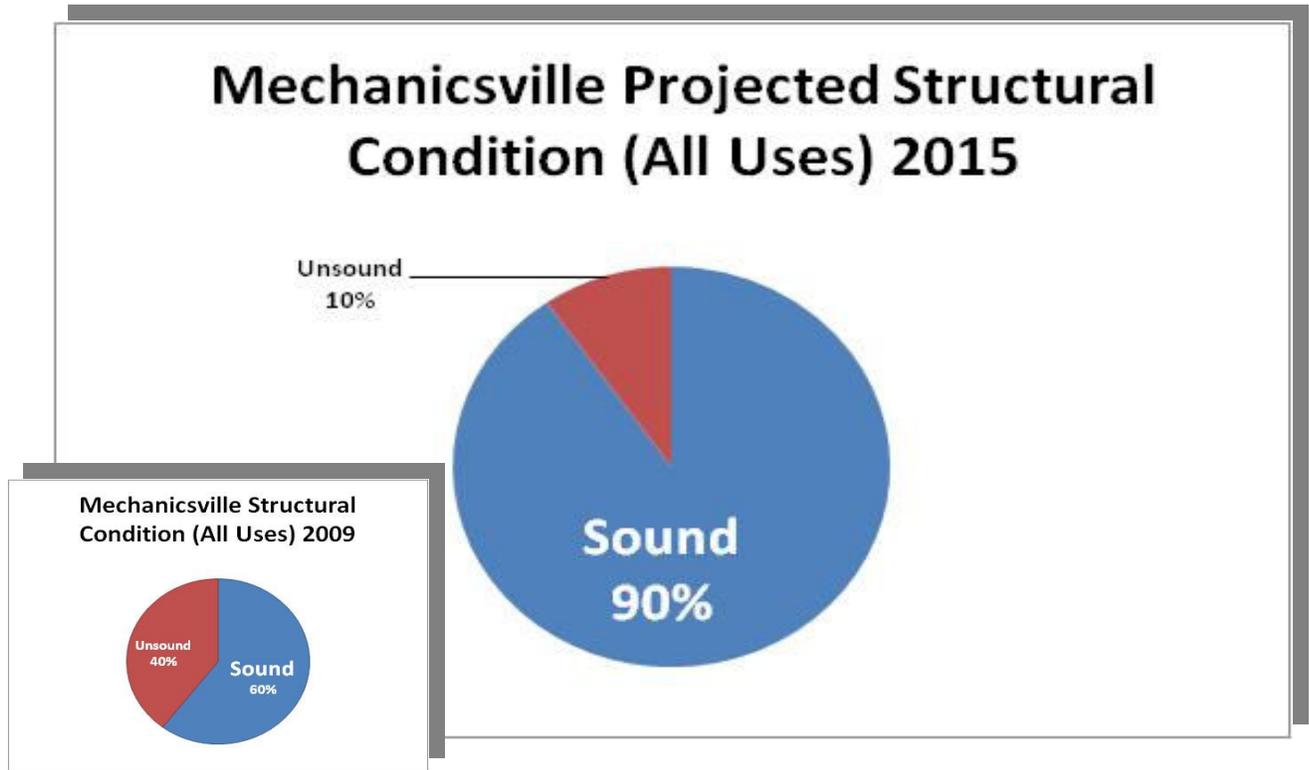


Chart 6 Mechanicsville Structural Condition of Use by Type of Structure 2015