

Task Force on Neighborhoods in Transition Report Out

Work Session
June 29, 2021



Office of the
Urban County Council



Purpose & Scope of Work

Purpose — to identify ways to protect vulnerable residents from the consequences of neighborhood redevelopment and transformation especially displacement, with an emphasis on preserving the history and the culture of communities.

Scope of Work:

- Identify existing resources;
- Provide information/education to residents about homeownership/renting and the comprehensive plan/new process (rural/urban/suburban);
- Foster relations with residents and developers;
- Identify ways to protect and empower residents to learn about the history of a community;
- Identify characteristics of vulnerable neighborhoods;
- Develop policies/programs that support and empower residents and neighborhoods.



Involuntary Displacement

Involuntary Displacement — the most negative impact on neighborhoods in transition is that traditional residents and businesses are vulnerable to involuntary displacement, through:

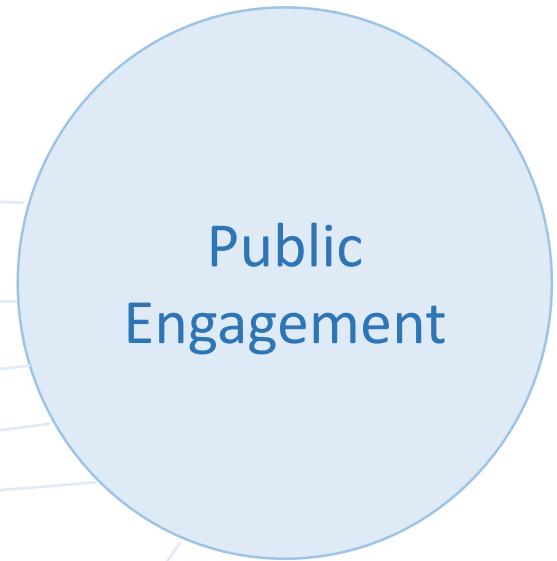
- Rising rent;
- Rising property taxes; or
- Inability to make needed repairs mandated by the Division of Code Enforcement.

• The people most negatively impacted by this kind of neighborhood change are disproportionately low-income or disproportionately people of color, or both.



From Start to Finish

- Appointed in May 2018
- **23 Meetings**
- 29 Task Force members
- **2 Public forums**
- **Nearly all agendas/meetings with public comment**
- **1 Retreat and unconscious bias training**
- **2 Activities**
- 10 Presentations
- **1 Survey of the final report offered in English and Spanish**
- Last meeting June 22, 2021



Who was at the table...



Council Members

The Public

Neighborhood Residents

Fayette Alliance

University of Kentucky

Human Rights Commission

Community Land Trust

North Limestone CDC

Fay. Co. PVA

Urban League

Fay. Co. Public Schools

Habitat for Humanity

Fair Housing Council

Community Members

Private Sector Urban Planners

Property Owners & Landlords

Council Staff

Neighborhood Assc. Representatives

Plus LFUCG:
Division of Planning
Dept. of Social Services
Law Department
Planning Commission
Infill and Redevelopment Committee



Transparency and Accessibility

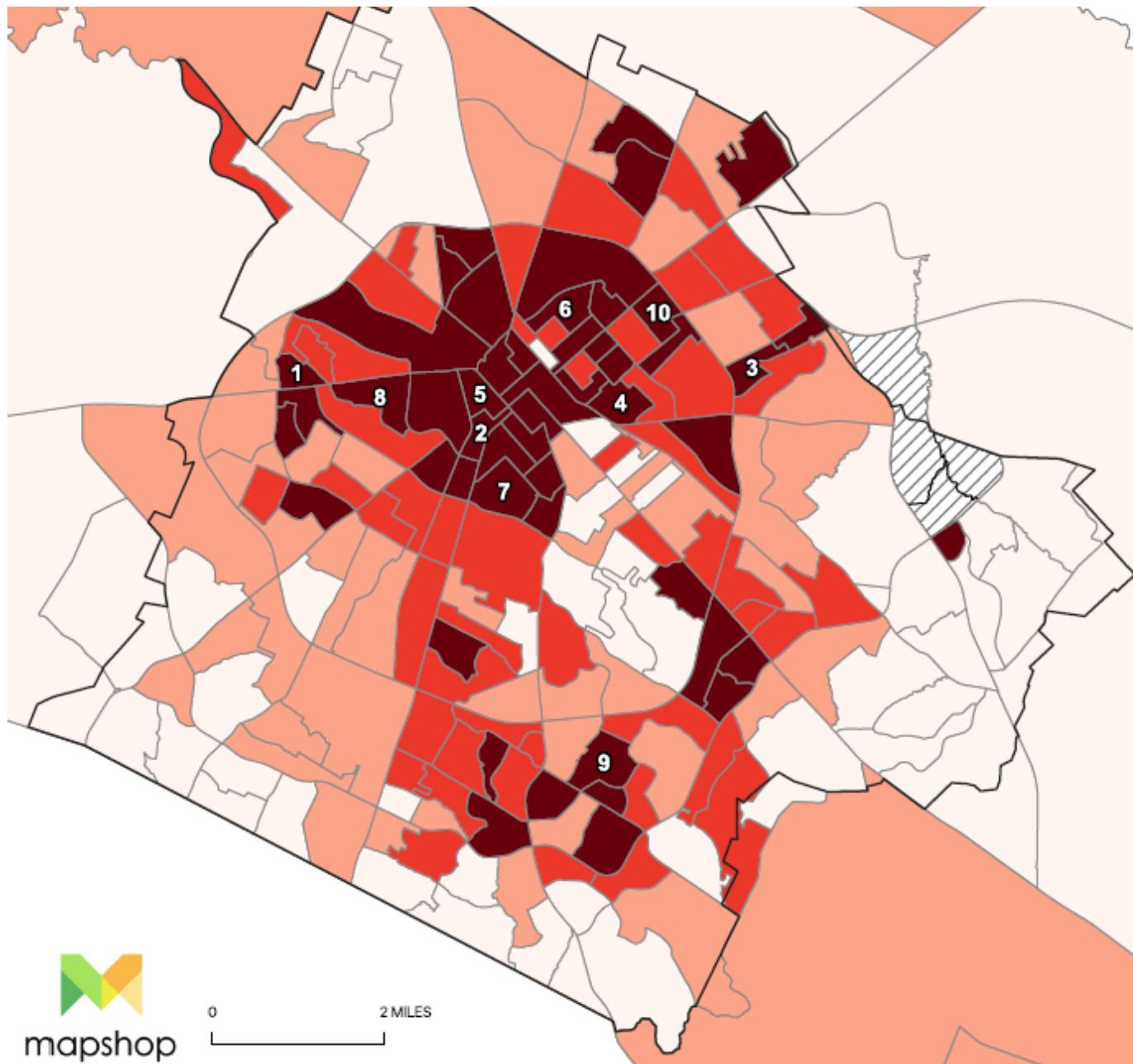
- Website and Google Folder: All Task Force materials were stored in a google folder accessible through the website. This includes all meeting materials.
<https://www.lexingtonky.gov/task-force-neighborhoods-transition>
- Resources shared from both Task Force members and the public were stored in the google folder for Task Force members and the public to access at any time.
- Meeting were held in locations that were accessible, many of which were held in the evening:
 - LexTran (Loudon Administrative Office)
 - Lexington Traditional Magnet School
 - Community Ventures
 - Lexington Senior Center



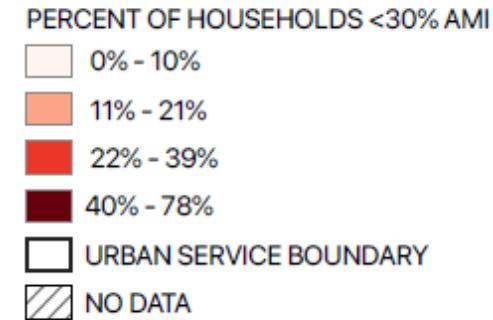
Public Engagement

- Community forum 1, October 2018: Over 80 residents were asked to participate in breakout table discussions and identify changes they are witnessing in their neighborhoods.
- Community forum 2, August 2019: Over 250 residents were asked to offer solutions or recommendations, with a focus on: neighborhood changes and redevelopment; safe and affordable housing; and Code Enforcement and policing.
- Public meetings and public comment: The majority of meetings were held in the evening to make the meetings more available for the public to attend and public comment was allowed at nearly all meetings.
- Public input survey, closed June 2021: The draft report was translated into Spanish and the survey was provided in Spanish. 54 surveys we collected provided feedback, one Spanish survey was completed.

1 of 4 Priority Area Maps



INCOME 2017 - 30% AMI



ADDITIONAL DATA CONTEXT:

30% AMI = \$25,750
80% AMI = \$59,600
POVERTY LEVEL = \$ 25,100
FAIR MARKET RENT 2BDR = \$883
INCOME FOR MONTHLY HOUSING COSTS = \$643*

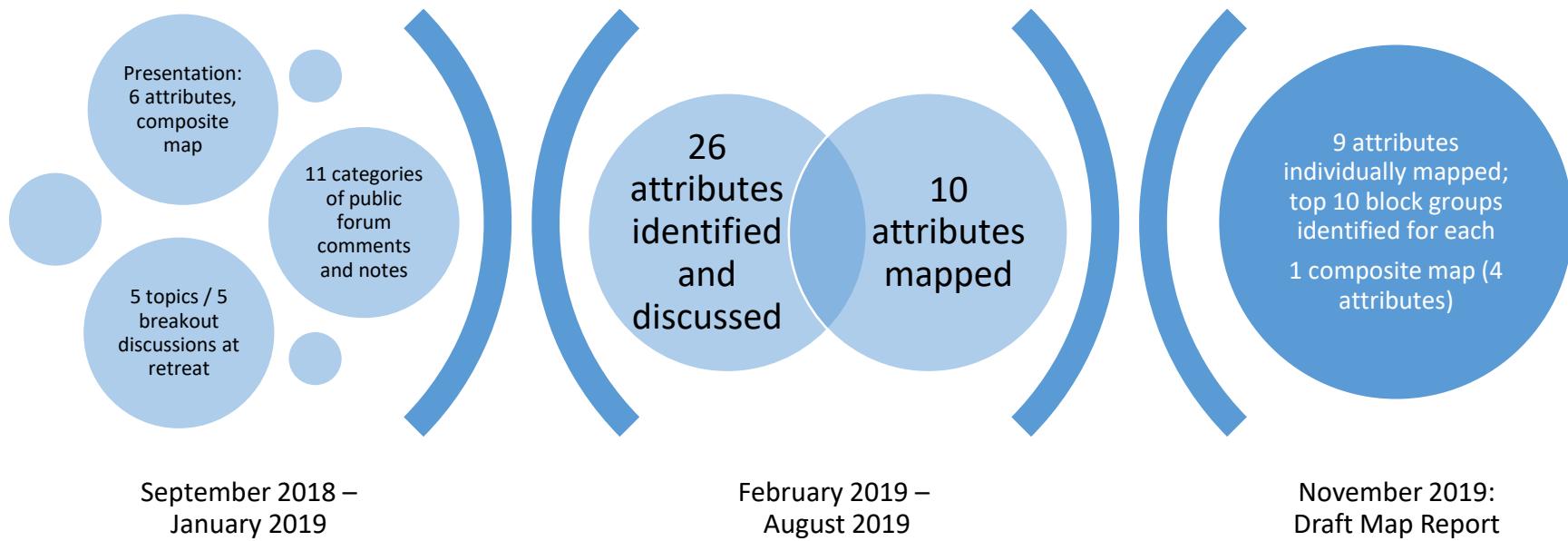
TOP 10 CENSUS BLOCK GROUPS:

LABEL	TRACT	BLK GRP	PER <30%
1	002001	1	78.19
2	000900	3	76.63
3	003202	3	67.95
4	000400	2	67.82
5	000900	1	67.41
6	000200	1	66.41
7	000801	1	64
8	001900	1	63.96
9	003404	1	63.67
10	001400	1	63.26

Data sources: ACS 2017 5 year estimates, quartile classification scheme; HUD 2019 income and rent limits. *30% of income.



Transition: Public Input to Maps



Dot Activity - Top Six Attributes:

- Household income and poverty level
- Decrease in owner-occupancy rate
- Property value and sale value;
- (Negative) perception of neighborhood
- Low performing schools
- (Displacement of) concentration of non-white population

*TF members and the public participated in this activity



Map Report & Priority Areas

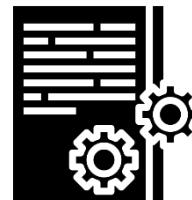
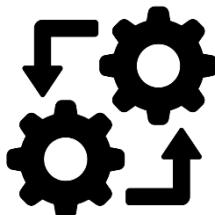
- The Map Report: *Maps of Vulnerabilities to Displacement* contains 16 maps
- For about one year the Task Force worked to digest and transform public input, community familiarity, and expertise into maps to identify priority areas
- Priority areas: geographic areas to focus the Task Force's recommendations and where resources should be prioritized
- 4 attributes that contribute to a neighborhood's vulnerability to involuntary displacement – used to identify the initial priority areas:
 - Median income at less than 30 percent of area median income;
 - High minority population (non-white);
 - Low mean home sale price; and
 - Low owner-occupancy rate.

Other attributes that factor into displacement: 60 and 80 percent AMI, senior population, educational attainment (less than a high school diploma), and foreclosures. Future efforts should also look for areas seeing disproportionate real estate property transfers.



Recommendations

- The recommendations aim to help stabilize neighborhoods that market forces place at risk of neighborhood change, including involuntary displacement.
- The Task Force concluded that the best way to achieve stability,
 - ...without preventing positive neighborhood improvements,
 - ...is to help provide necessary support—through programs, policies, and funding
 - ...that will enable residents and business owners to stay in their traditional neighborhoods, when doing so is their preference.

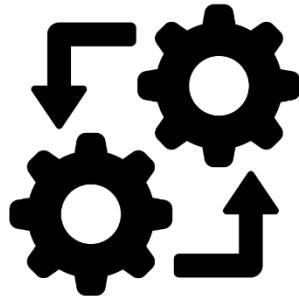




Recommendations – Section A

A. Modification of existing programs, policies, and procedures to lessen pressures on vulnerable neighborhoods;

11 Recommendations



Broken down by:

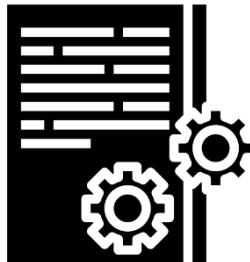
- Planning
- Community & Resident Services
- Code Enforcement
- Affordable Housing

Example – Recommendation A4:

Division of Community & Resident Services should dedicate someone to work alongside Code Enforcement to review cases, with a focus in priority areas, to determine if the property owner requires additional resources to address compliance issues, based upon the individual's financial circumstances. Establish a small advisory committee that includes Code Enforcement, the Citizens' Advocate, and the Division of Grants and Special Programs to improve services to assist with this review.



Recommendations – Section B



B. Implementation of new programs, policies, and procedures to lessen pressures on vulnerable neighborhoods;

12 recommendations

Examples

- Recommendation B10: Community & Resident Services should create an overall awareness campaign about all of the services they provide. (in process)
- Recommendation B11: Encourage local banks to invest and intentionally communicate with residents and businesses about resources that are available in their community (via Community Reinvestment ACT).



Recommendations – Section C



- C. Increase in resources for the assistance and support of residents of neighborhoods vulnerable to involuntary displacement;
3 recommendations

Examples

- Recommendation C1: Division of Grants & Special Program should increase funding for the Housing Rehab Program to allow for more low-income families to participate in the program and shorten the wait time. (additional funds were budgeted FY2021)
- Recommendation C2: Amend Ordinance 103-2014 by increasing the amount of funding to be designated each fiscal year to the Affordable Housing Fund from \$2 million to \$3 million in FY2022 and identify a dedicated funding source for the Affordable Housing Fund that can grow with the needs of the community.



Recommendations – Section D

- D. Support the recommendations made by the Commission of Racial Justice and Equality, Housing and Gentrification Subcommittee;

“The Task Force on Neighborhoods in Transition expresses its appreciation for the hard work of the Housing and Gentrification subcommittee of the Mayor’s Commission for Racial Justice and Equality. We are in support of both the intentions and the broad potential impact of the recommendations included in the report of the subcommittee. We will be considering ways to incorporate relevant elements of their recommendations as we continue to work on the narrative and recommendation in our report.”





Recommendations – Section E



- E. Identification of priority areas to focus resources dedicated to addressing involuntary displacement.
4 recommendations, 4 maps

Examples

- Recommendation E2: Identify priority areas on an annual basis using data and maps of several attributes that the Task Force has determined as contributing factors to a neighborhood's vulnerability to involuntary displacement.
- Recommendation E3: Monitor, analyze, and develop trends based on data related to attributes identified in recommendation E1 but not limited to, to enhance the identification of priority areas and support neighborhoods before individuals experience involuntary displacement.



Next Steps

- Read the Task Force's two final reports, which received approval on June 22, 2021:

[Task Force on Neighborhoods in Transition Report](#)

[Map Report: Vulnerabilities to Displacement](#)

- Council consider adopting a resolution that acknowledges the work of the Task Force and supports its recommendations
- Refer recommendations that fall under the responsibility of LFUCG to the Council's respective standing committees
- Work with the private sector and community organizations to implement recommendations that are beyond the scope of what LFUCG is responsible for



Questions?